

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 11, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,  
Kennedy, Marzari, Rankin, Sweeney and  
Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,  
SECONDED by Ald. Sweeney,

THAT the Minutes of the Regular Council meeting of May 4, 1976, the Minutes of the Special Council meeting (Court of Revision) of May 4, 1976, and the Minutes of the Special Council meeting (Public Hearing) of May 4, 1976, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,  
SECONDED by Ald. Boyce,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

Enforcement of Fire By-law  
Outside the Core Area

Council on April 6, 1976, when considering Alderman Volrich's motion and the hearing of delegations on Fire By-law enforcement outside the core area, deferred the matter to the Council meeting of May 11, 1976, at which time additional reports would be available from the Standing Committee on Housing and Environment and the Provincial Fire Marshal.

Council had the following for consideration this day:

- (a) Alderman Volrich's motion of April 6, 1976
- (b) Report from the Provincial Fire Marshal on the Vancouver Fire By-law #2193 dated May 11, 1976, and other relevant material.
- (c) Clause 1 of the report of the Standing Committee on Housing and Environment dated April 29, 1976.

As previously agreed to by Council, the following representations were made:

- Mr. R. Dolman, Rental Housing Council of B.C. addressed Council and filed a brief protesting the harshness of the requirements of the Vancouver Fire By-law particularly with respect to

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UNFINISHED BUSINESS AND DELEGATIONS (cont'd)Enforcement of Fire By-law  
Outside the Core Area (cont'd)

requirements for sprinklers in apartments and lodging houses, as well as other requirements which the Rental Housing Council of B.C. consider excessive.

- Mr. B. Eriksen, Downtown Eastside Residents' Association, addressed Council in favour of the requirements of the Vancouver Fire By-law and urged that Council enforce it outside the core area as has previously been done in the Downtown Eastside.
- Mr. B. Bargemen, Renters United for Secure Housing, spoke in support of enforcement of the Fire By-law outside the core area. He suggested that a grant or loan fund be established to assist apartment and rooming house owners in upgrading their premises to meet the Fire By-law requirements.
- Mr. M. O'Neill, Grandview Tenants' Association, filed a brief opposing Alderman Volrich's motion and urging Council that the standards of the Fire By-law be enforced City-wide.
- Mr. B. Yorke, Vancouver Tenants' Council, spoke in favour of the Fire Chief's recommendations re sprinklers or two fully enclosed stairwells. He is opposed to Alderman Volrich's motion, however, he would support a study in principle. He suggested that representations be made to the Attorney-General to amend the offending sections of the Landlord and Tenant Act and a grant of \$500.00 be made to tenants' organizations to travel to Victoria with this delegation.
- Mr. F. Cottman representing a committee elected by tenants at 1101 Nicola Street and 975 Chilco Street, filed a brief opposing the expensive upgrading which would be required of existing apartment buildings outside the core area to conform to the Fire By-law. His brief contained a number of recommendations for Council's consideration. He also quoted a number of statistics from various cities in Canada with respect to fire experiences under more relaxed By-laws than the Vancouver one.
- Mrs. H. Bautovich representing the owners/tenant of Sherwood Lodge, submitted a brief stating that implementation of By-law #2193 would have serious financial and social impacts on the residents of this building. All suites with the exception of the caretaker's suite are occupied by owners of whom all but one are retired and all but three are senior citizens. The majority are on fixed incomes or mincome.
- Mr. W.L. Inglis, Highland Consultants Ltd., filed a brief supporting the provisions of the Fire By-law, indicating that the cost of upgrading a suite to meet these requirements is much less than that cited by some of the previous delegations.

Fire Marshal H.K. Jenns, author of 'A Study of City of Vancouver Fire By-law No. 2193', referred to the following sections of his report dated May 11, 1976:

CONCLUSIONS.

Any professional Fire Officer realizes the inherent danger resulting from the rapid spread of fire, smoke, and fumes throughout a building via unprotected vertical and horizontal shafts such as open stairways and corridors.

In residential occupancies, this danger is accentuated by the number of persons gathered together within a building, whilst being separated into virtual isolation from each other by their private right of domicile.

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UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Enforcement of Fire By-law  
Outside the Core Area (cont'd)

The main causes of fire are man, woman and child whether it be by indifference, carelessness or fires of incendiary origin. Therefore, in the effort to protect the individuals right to the preservation of life, from what might be described as one of the worst types of death, some form of economic hardship may be brought about.

Close scrutiny of the applicable Code, Standards and Acts, supports this basic right of safety for each individual, by categorically stating the need for separate means of egress, enclosed stairways, rated corridors, alarm systems and emergency lighting.

Therefore, it is found that Sections 38, 39, 41, 43, and 43B, of the Fire By-Law are consistent with the present day standards, acceptable to fire authorities throughout the North American continent.

In the setting of standards, every authority has endeavored to avoid requirements which might involve unreasonable hardships on owners of buildings. However, when dealing with an existing structure, it must be recognized that some hazards to life just cannot be ignored. The Life Safety Code, National Building Code, National Fire Code, and the Fire Marshal Act, have all attempted to include some flexibility to allow the authority having jurisdiction, to provide such alternate measures where necessary to overcome a particular hazard.

In the applicable by-laws studied, this same flexibility once more becomes apparent as each authority has attempted to allow some deviation to offset unnecessary hardships. However, it also became apparent that of the 13 by-laws appended to this study, that deviation from the enclosed stairway principle was allowed only by 5 authorities. As previously mentioned in the discussion, not all authorities were able to supply applicable by-laws, however, once again most supported the enclosed stairway principle in their written submissions.

A fire separation is a construction assembly that acts as a barrier against the spread of fire. This assembly does not necessarily have to have a fire resistance rating, where protected by a sprinkler system. Its main function is to provide separate atmospheres and thus reduce the liklihood of all atmospheres becoming contaminated at the same time by a single fire. In dealing with these separations, the introduction of a sprinkler system removes the need for a fire resistance rating of the assembly, but does not justify the removal of the separation. Unless specifically designed (Sprinkler-Vent Method) sprinklers are incapable of preventing the spread of hot gases of combustion where no separation exists. There are alternative ways of achieving separate atmospheres, other than by continuous shaft stairways. One being the erection of a separation in corridors between open stairways.

In providing separate atmospheres, in a manner other than that prescribed by modern day codes, still leaves a hazard to life, by requiring the occupants of an affected atmosphere to pass through what could well be a contaminated area to reach a place of safety. Therefore, it is of paramount importance that evacuation in the case of life take place prior to the complete atmosphere becoming contaminated.

To this end, all individuals retain their basic right to an early warning of a fire occurring within a structure.

Section 37 is not consistent with the National Building Code.

In reviewing Section 40(a) it was felt that the Fire By-Law in an attempt to provide for a viable alternative to Section 38, thus off-setting unnecessary hardships to building owners, has inadvertently denied the occupants their basic right as previously mentioned.

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UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Enforcement of Fire By-law  
Outside the Core Area (cont'd)

In the case of Section 42 it was found that the provisions of a fire alarm system is dependent upon the height and use of a building. This is not consistent with recognized national fire standards which provides for the need to consider height, use, arrangement and number of occupants within a particular building classification.

The first paragraph of Section 43A ties the requirement for emergency lighting, to height, square footage of floor areas and to public stairways and corridors where to provision of natural illumination has been excluded. In todays society, it must be recognized that many buildings are being used on a community basis, in addition to their basic intended use after the hours of daylight. The provision of illumination by natural light into a corridor or stairway is dependent upon the hours of daylight available. The use of such corridor and stairways to provide a rapid means of egress from a building must not be restricted in any way. Therefore, the provision of illumination whether natural or artificial must be maintained at all times.

In finalizing this study, it should be pointed out that every effort has been made to comply with councils request, contained within the motion of November the 18th, 1975. However, it was felt that certain restrictions were necessary to the broadterms of reference, in an effort to prevent the basic issues from becoming obscured. To this end, it was considered irrelevant to include statistics regarding fire deaths, as these are readily available in printed form from both Federal and Provincial Agencies.

Whilst appearing to overlook the request for providing alternative means of fire protection, this aspect has been closely studied. It was found that to consider any alternate other than previously discussed, would seriously compromise the minimum standard of safety.

RECOMMENDATIONS.

- I            Amend Section 37 so as to be consistent with the National Building Code of Canada.
  
- II           Where the provisions of Section 40(a) apply, in addition to the requirements for a sprinkler system,  
  
             provide for a separation between exits, so as to maintain two separate atmospheres at all times, and  
  
             that provision be made for the installation of approved product of combustion detectors, interconnected to the Fire Alarm System.
  
- III          Amend Section 42. so as to provide for fire alarm requirements consistent with the National Building Code of Canada.
  
- IV          Delete the first paragraph of Section 43A and provide for each building required by Section 42 to have a fire alarm system, to install emergency lighting in all means of egress.
  
- V           Provide for an appeal procedure from such orders as the Fire Chief may issue under the Fire By-Law, relevant to Sections 37 through 43B.

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Enforcement of Fire By-law  
Outside the Core Area (cont'd)

MOVED by Ald. Volrich,  
THAT further consideration of this matter be deferred until the June 1st, 1976, meeting of Council, at which time the Assistant Director of Inspections and Enforcement Division, in conjunction with the Fire Chief, report to Council on some alternative methods to the requirements of Section 38 of the Fire By-law, as well as comments on the representations made before Council today.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in #3 Committee Room, reconvened in open session at approximately 4:55 p.m., everybody present with the exception of Alderman Boyce (ill).

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CITY MANAGER'S AND OTHER REPORTS

Finance Matters  
(May 7, 1976)

Tender No. 761 - Selection of General  
Contractor for Contract 761 (Landscaping  
and Paving in Area 6, False Creek)  
(Clause 5)

The Mayor indicated he wished permission to abstain from voting on this item because of conflict of interest.

MOVED by Ald. Bowers,  
THAT the Mayor be given permission to abstain from voting on this Clause.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,  
THAT representations be heard from Jack Cewe Ltd., and any other involved delegations who wished to speak.

- CARRIED UNANIMOUSLY

Mr. Wm. L. Johnson, Vice-President, Jack Cewe Ltd., addressed Council and submitted a brief. This brief put forward arguments as to why Jack Cewe Ltd., as low bidder, should be awarded the contract for landscaping and paving in Area 6, False Creek. At this time, Mr. Johnson also submitted a detailed schedule on a street to street basis with respect to this contract.

Mr. D.J. Bird, President, B.C. Road Builders Association, filed a letter commenting on the City's tendering procedures. The letter stated that the tendering procedures followed over many years by the City of Vancouver has established the City as a leader for British Columbia municipalities in this regard. The B.C. Road Builders Association supported the recommendations of the City Manager contained in this Clause.

A representative of Standard General Construction briefly addressed Council and advised that his Company had submitted with their tender a street by street schedule with respect to this contract.

The City Engineer and another representative of his Department, reviewed the situation with respect to this tender for the information of Council.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters  
(May 7, 1976) (cont'd)

Tender No. 761 - Selection of General  
Contractor for Contract 761 (Landscaping  
and Paving in Area 6, False Creek )  
(Clause 5) (cont'd)

MOVED by Ald. Bowers,  
THAT the recommendation of the City Manager contained in  
this clause be approved, subject to approval of the 1976 Capital  
Budget - False Creek.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)  
  
(The Mayor abstained from voting on this Clause)

Submitted for consideration by the City Manager in this Clause  
was the matter of selection of paving material for Area 6, False  
Creek. The report detailed the varying costs of the proposed  
materials and also pointed out that there would be significantly  
higher maintenance costs if quartzite flagstone paving were used.

Mr. D. Sutcliffe, Development Consultant, False Creek, addressed  
Council on this matter.

MOVED by Ald. Volrich,  
THAT concrete be used as the paving material for Area 6,  
False Creek.

- CARRIED

(Aldermen Cowie and Harcourt opposed)  
  
(The Mayor abstained from voting on this Clause)

Report of Standing Committee  
on Finance & Administration,  
April 8, 1976

Possibility of New Capital Program  
to be presented to the Voters in  
1976 (Clause 1)

Pay-As-You-Go vs. Five Year  
Capital Plan (I(i) )

MOVED by Ald. Volrich,  
THAT this Clause of the Standing Committee and the City Manager's  
report dated May 7, 1976, be received and referred back to the  
Standing Committee on Finance and Administration for consideration  
when the report of the Director of Finance on pay-as-you-go  
financing is before the Committee later this month.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

Appeal - Retention of Dwelling Unit  
2765 East 46th Avenue

Council on April 27, 1976, when dealing with a City Manager's  
report (Building and Planning matters) dated April 23, 1976, on the  
above matter, deferred consideration of the report for two weeks  
pending Mr. Motiuk discussing with his clients, the possibility of  
the tenants of the premises making application under the Hardship  
Policy for retention of the basement dwelling unit.

The City Clerk advised that a letter has been received from  
Mr. Motiuk indicating he has been instructed by his clients to  
withdraw the application for retention of the dwelling unit.

Regular Council, May 11, 1976 . . . . . 7

UNFINISHED BUSINESS (cont'd)

Appeal - Retention of Dwelling Unit  
2765 East 46th Avenue (cont'd)

MOVED by Ald. Rankin,

THAT the report of the City Manager dated April 23, 1976, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Pub - 1445 East 41st Avenue

Council noted a request from the New Horizons Club at Menno Court to appear before Council on the matter of the Molly Hogan pub which was approved by Council on April 15, 1976.

MOVED by Ald. Bird,

THAT the delegation request from the New Horizons Club be granted.

- CARRIED UNANIMOUSLY

2. Grant Request towards Luncheon  
for Annual Conference

The Canadian Association for Young Children in a letter dated April 29, 1976, requested that Council host a luncheon at an estimated cost of \$10,400 at their annual conference to be held in Vancouver in November, 1976.

MOVED by Ald. Bird,

THAT the letter from the Canadian Association of Young Children be received and no further action taken.

- CARRIED UNANIMOUSLY

3. Grant Request - Participation  
in XXI Olympiad - Montreal

Council had for consideration a request from the Panjab Cultural Association dated May 3, 1976, requesting a grant of \$3,000 to assist with a cultural presentation at the Montreal Olympics.

MOVED by Ald. Bird,

THAT the letter from the Panjab Cultural Association be received and no further action taken.

- CARRIED UNANIMOUSLY

4. Appointment of Chairman and  
Vice-Chairman - Family Court Committee

Council noted a communication from the City Clerk dated May 6, 1976, advising that the Family Court Committee recommends that Mr. Tony Mears and Christine Dryvynsyde be appointed Chairman and Vice-Chairman respectively for 1976.

MOVED by Ald. Volrich,

THAT the above appointments be approved.

- CARRIED UNANIMOUSLY

5. Rezoning of Property -  
3583 West 40th Avenue

Submitted for consideration was a letter from Mr. T.K. Johnston requesting an opportunity to appear before Council with respect to Council's decision at a recent Public Hearing to rezone his property at 3583 West 40th Avenue.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Rezoning of Property - 3583  
West 40th Avenue (cont'd)

MOVED by Ald. Rankin,  
THAT the delegation request from Mr. T.K. Johnston be granted.

- LOST

(Aldermen Bird, Bowers, Marzari, Volrich and the Mayor opposed)

A tie vote having resulted, the motion by Alderman Rankin was declared LOST.

6. Sunset Ice Skating Rink

Council noted a letter from Mr. J.T.P. Wong dated April 26, 1976, requesting to appear before Council with respect to the construction of the Sunset Ice Skating Rink.

MOVED by Ald. Volrich,  
THAT the delegation request from Mr. J.T.P. Wong be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT  
MAY 7, 1976

Works & Utility Matters  
(May 7, 1976)

The Council considered this report which contains four Clauses identified as follows:

- Cl. 1: Watermain Installation - 1976 Capital Budget
- Cl. 2: Rank City Wall Properties Ltd. - Request to Maintain Decorative Lighting Standards on City Streets
- Cl. 3: Vancouver Centre Development - Request to Install Decorative Lighting
- Cl. 4: Tenders for Street Lighting Contract No. 110

The Council took action as follows:

Clauses 1, 2, 3 and 4

MOVED by Ald. Bird,  
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(May 7, 1976)

Size of Playing Field, Area 6,  
False Creek (Clause 1)

MOVED by Ald. Harcourt,  
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY



CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters  
(May 7, 1976)

Parade in Central District -  
Chinatown ( Clause 1)

MOVED by Ald. Bird,  
THAT the request of the Chin Wing Chun Tong Society to hold  
a parade in Chinatown on May 23, 1976, be approved;

FURTHER THAT a grant of \$500 be approved to cover the cost  
of temporary signing and barricading as well as extra street  
cleaning.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Bowers, Cowie and Harcourt opposed)

MOVED by Ald. Kennedy,  
THAT the request of the Chin Wing Chun Tong Society to hold  
a parade in Chinatown on May 23, 1976, be approved;

FURTHER THAT a grant of \$250 be approved to cover the cost  
of temporary signing and barricading as well as extra street  
cleaning.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

Finance Matters  
(May 7, 1976)

The Council considered this report which contains seven  
Clauses identified as follows:

- Cl. 1: Secretarial Staff - Law Department
- Cl. 2: Investment Matters (Various Funds) March 1976
- Cl. 3: Police Communications Centre Staffing
- Cl. 4: 1976 Capital Budget - False Creek
- Cl. 5: Tender No. 761 - Selection of General Contractor  
for Contract 761 (Landscaping and Paving in Area  
6, False Creek)
- Cl. 6: Park Board 1976 Revenue Budget - Report to  
Council of the New and Non-Recurring Items
- Cl. 7: Broadway Pentecostal Benevolent Association and  
Kiwanis Senior Citizens Housing Projects -  
Provincial Elderly Citizens Housing Aid Act Grants

The Council took action as follows:

Clauses 1, 2, 3, 4 and 7

MOVED by Ald. Harcourt,  
THAT the recommendations of the City Manager contained in  
Clauses 1, 2, 3 and 4 be approved and Clause 7 be received for  
information.

- CARRIED UNANIMOUSLY

Tender No. 761 - Selection of General Contractor  
for Contract 761 (Landscaping and Paving in Area  
6, False Creek) (Clause 5)

For Council action on this Clause, see page 5.

Park Board 1976 Revenue Budget - Report  
to Council of New and Non-Recurring  
Items ( Clause 6)

MOVED by Ald. Bowers,  
THAT Council approve the 1976 Park Board Revenue Budget of new  
and non-recurring items as submitted to Council this day.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Personnel Matters  
(May 7, 1976)

MOVED by Ald. Harcourt,  
THAT Mr. V. Warren, Permits & Licenses Department, be granted leave of absence for thirteen days with pay from July 14 to July 30, 1976, in order to participate as team manager of Canada's Olympic Field Hockey Team.

- CARRIED UNANIMOUSLY

B. Civic United Nations Conference  
Program - Handicraft Fair

The Council had for consideration a Manager's report dated May 5, 1976, with respect to a Civic United Nations Conference Program Handicraft Fair to be held on the Concourse Level of the C.P.R. Station at Cordova Street.

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager contained in this report be approved.

- CARRIED UNANIMOUSLY

C. Family Housing in Three  
Storey Apartments

Council had for consideration a report of the City Manager dated May 7, 1976, in which the Director of Planning submitted for consideration the matter of family housing in three storey apartments.

The Director of Housing gave an oral presentation detailing proposals he has received from developers which if approved, could produce 264 units of family housing.

The Director of Planning also addressed Council on this matter.

MOVED by Ald. Bird,  
THAT the proposals with respect to 264 units of family housing detailed orally this day by the Director of Housing be approved in principle with a detailed report back to Council for consideration and approval;

FURTHER THAT Council request the Director of Housing to remain in the service of the City of Vancouver.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee  
on Finance & Administration,  
April 8, 1976

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: Possibility of New Capital Program to  
be Presented to the Voters in 1976
- Cl. 2: Computerization - Election Results

The Council took action as follows:

Possibility of New Capital Program to  
be Presented to the Voters in 1976  
(Clause 1)

For Council action on this Clause, see page 6.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee  
on Finance & Administration,  
April 8, 1976 (cont'd)

Computerization - Election  
Results (Clause 2)

MOVED by Ald. Volrich,  
THAT the recommendation of the Committee contained in this  
Clause be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee  
on Housing and Environment,  
April 29, 1976

The Council considered this report which contains five  
Clauses identified as follows:

- Cl. 1: Fire By-law - Upgrading of Hotels & Apartments
- Cl. 2A: Appeal re Fire By-law - 1055 Harwood  
and 1246 Cardero Streets
- Cl. 2B: Emergency Lighting Order - Fire By-law  
680 East 5th Avenue (McDonald House)
- Cl. 3: Procedure for Developing Senior Citizens'  
Housing Sites on City-owned Lands
- Cl. 4: Disposition of City-owned Lot in 600 Block  
East 6th Avenue (Coast Foundation Society)
- Cl. 5: Extension of Deadline for Purchase of City-owned  
Land for West End Multi-Purpose Service Centre -  
B'nai B'rith Foundation & Netherlands Association

The Council took action as follows:

Fire By-law - Upgrading of Hotels  
and Apartments (Clause 1)

For Council action on this Clause, see page 1.

Clauses 2A, 2B, 3, 4 and 5

MOVED by Ald. Harcourt,  
THAT Clauses 2A and 2B be received for information and the  
recommendations of the Committee contained in Clauses 3, 4 and 5  
be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee  
on Finance & Administration,  
April 29, 1976

The Council considered this report which contains two  
Clauses identified as follows:

- Cl. 1: Theatre in the Park - Insurance Fund
- Cl. 2: 1976 Supplementary Capital Program

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich

THAT the recommendations of the Committee, as contained in  
Clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

(Ald. Bowers was opposed to Clause 1)

IV. Report of Standing Committee  
on Community Services,  
April 29, 1976

The Council considered this report which contains three  
Clauses identified as follows:

- Cl. 1: Information Centres - Grant Request
- Cl. 2: Tax Buyers - By-law to Regulate
- Cl. 3: The Health of Vancouver - Special Report

The Council took action as follows:

Information Centres - Grant Request  
(Clause 1)

MOVED by Ald. Rankin

THAT this clause be deferred for one week pending the hearing  
of a delegation from Information Services Joint Committee as  
requested.

- CARRIED UNANIMOUSLY

Tax Buyers - By-law to Regulate  
(Clause 2)

MOVED by Ald. Rankin

THAT this clause be deferred pending the hearing of  
delegations from Downtown Eastside Residents' Association, B.C.  
Discounters Association, Consumer Action League and First United  
Church as requested.

- CARRIED UNANIMOUSLY

The Health of Vancouver -  
Special Report  
(Clause 3)

MOVED by Ald. Rankin

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)V. Report of Standing Committee  
on Planning and Development,  
April 29, 1976

The Council considered this report which contains five  
Clauses identified as follows:

- Cl. 1: Cedar Cottage Proposed Rezoning in the Vicinity  
of the Victoria/Commercial Diversion
- Cl. 2: Development Proposal in the 1000 Block Robson
- Cl. 3: Policy on Low Density Multiple Housing in  
RS-1 Areas
- Cl. 4: Enclave 1 - Champlain Heights
- Cl. 5: Chinatown Planning Program

The Council took action as follows:

Clauses 1, 2, 4 and 5.

MOVED by Ald. Bowers

THAT the recommendations of the Committee, as contained in  
Clauses 1, 4 and 5 be approved, and Clause 2 be received for  
information.

- CARRIED UNANIMOUSLY

Policy on Low Density Multiple  
Housing in RS-1 Areas.  
(Clause 3)

MOVED by Ald. Bowers

THAT consideration of this Clause be deferred to the  
next meeting of Council on May 18, 1976.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee  
on Planning and Development  
(May 3, 1976)

Downtown Transportation Plan:  
Smithe-Nelson Couplet  
(Clause 1)

Council, on April 27, 1976, deferred a report of the City  
Manager, dated April 23, 1976, on the Smithe-Nelson couplet,  
pending a Public Meeting being held in the West End under the  
direction of the Planning and Development Committee.

The Council noted the above-mentioned report of the Standing  
Committee and considered the Manager's Report of April 23, 1976  
in which the City Engineer recommended implementation of the Smithe-  
Nelson Couplet, as described in the report; the City Manager  
concurred in the recommendation.

MOVED by Ald. Bowers

THAT the report of the Standing Committee on Planning  
and Development be received, and the recommendation of the City  
Manager and the City Engineer, as contained in the Manager's  
report of April 23, 1976, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

VII. Report of Standing Committee  
on Community Services  
(May 6, 1976)

Neighbourhood Pub Application -  
3590 West 41st Avenue  
(Clause 1)

MOVED by Ald. Rankin  
THAT the recommendation of the Committee, as contained in this  
clause, be approved.  
- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bird  
THAT the Committee of the Whole rise and report.  
- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bird  
SECONDED by Ald. Sweeney  
THAT the report of Committee of the Whole be adopted.  
- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4299,  
BEING THE VEHICLES FOR HIRE BY-LAW  
(Rate Controls over Charter Limousines)

MOVED by Ald. Rankin  
SECONDED by Ald. Harcourt  
THAT the By-law be introduced and read a first time.  
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin  
SECONDED by Ald. Harcourt  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.  
- CARRIED UNANIMOUSLY

MOTIONS

1. Construction of Pavement and  
Curbs - Jellico Street from  
S.E. Marine Drive to Kent Avenue.

MOVED by Ald. Sweeney  
SECONDED by Ald. Bird

THAT WHEREAS the construction of pavement and curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on both sides (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS the balance of Lot 1, Block 65 North Part, District Lots 258 and 329, Group One, New Westminster District, (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned CD-1 (Comprehensive Development) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same, subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is \$313.90;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is \$34.78;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1976, as if the said lot were used for residential purposes, that is to say, the annual sum of \$34.78.

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1976 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

MOTIONS (Cont'd)

2. Construction of Pavement  
and Curbs - McLean Drive  
from 2nd Avenue to 3rd Avenue.

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT WHEREAS the construction of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue (hereinafter called "the said project") was recommended by the Board of Administration on February 2, 1973, and approved by Council on February 20, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 24, Block 70, District Lot 264A, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

- "a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:
  - i) so that they pay a rate according to their zoning but with a residential level of flanking relief;
  - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
  - iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.
- b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on May 17, 1973;

AND WHEREAS on May 17, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot pursuant to the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flanking rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;



## MOTIONS (Cont'd)

Construction of Pavement and  
Curbs - McLean Drive from  
2nd Avenue to 3rd Avenue (Cont'd)

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot is \$183.47 for a period of fifteen (15) years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) is \$61.16 for a period of fifteen (15) years;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be inequitably and unjustly affected by a special assessment of \$183.47 for the said project and that such assessment be reduced to \$61.16 for the year 1976 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

3. Construction of Pavement and  
Curbs - Heather Street from  
70th Avenue to S.W. Marine Drive

MOVED by Ald. Sweeney  
SECONDED by Ald. Bird

THAT WHEREAS the construction of pavement and curbs on both sides of Heather Street from 70th Avenue to South West Marine Drive (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 8 of Y of 7 to 10, Block C, District Lots 319, 324 and Part of 323, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project and is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law No. 3575;

AND WHEREAS the said lot is a corner lot with a frontage of thirty-three (33) feet abutting the said project on which is constructed a single family dwelling and the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned RM-3 (Multiple Dwelling District);

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

Cont'd....

Regular Council, May 11, 1976. . . . . 18.

MOTIONS (Cont'd)

Construction of Pavement and  
Curbs - Heather Street from  
70th Avenue to S.W. Marine Drive (Cont'd)

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, namely the annual sum of \$65.10, and that the special annual assessment be reduced for the year 1976 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of \$25.40. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1976 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

4. Construction of Pavement and  
Curbs - Victoria Drive from  
19th Avenue to Victoria Diversion

MOVED by Ald. Sweeney  
SECONDED by Ald. Bird

THAT WHEREAS the construction of pavement and curbs on both sides of Victoria Drive from 19th Avenue to Victoria Diversion (hereinafter called "the said project") was recommended by the Board of Administration on 21 September, 1973, and approved by Council on 25 September, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on 29 November, 1973;

AND WHEREAS Lot 7, Blocks 11 and 12, District Lot 195 (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned (C-2) Commercial District (Suburban) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on 29 November, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

Cont'd....

## MOTIONS (Cont'd)

Construction of Pavement and  
Curbs - Victoria Drive from 19th  
Avenue to Victoria Diversion (Cont'd)

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is \$212.28;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is \$70.75;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1976, as if the said lot were used for residential purposes, that is to say, the annual sum of \$70.75;

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1976 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

5. Construction of Pavement and  
Curbs - 72nd Avenue from Granville  
Street to Osler Street.

MOVED by Ald. Sweeney  
SECONDED by Ald. Bird

THAT WHEREAS the construction of pavements and curbs on both sides of Seventy-Second Avenue from Granville Street to Osler Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972 as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 1, Block 12, District Lot 318, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project'

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

MOTIONS (Cont'd)

Construction of Pavement and Curbs  
72nd Avenue from Granville Street  
to Osler Street (Cont'd)

- "a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:
  - i) so that they pay a rate according to their zoning but with a residential level of flanking relief;
  - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
  - iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.
- b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot in accordance with the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flanking rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years is the amount set forth opposite the same:

Lot 1, Block 12, District Lot 318	\$171.28
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BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as hereinbefore recited and that the special annual assessment for the said project be imposed on the said lot for the year 1976 as if it were used for residential purposes, that is to say:-

Lot 1, Block 12, District Lot 318	\$57.07
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The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced special assessment for the year 1976 only. The difference in the special annual assessment that would have been imposed on the said lot and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

MOTIONS (Cont'd)

6. Construction of Pavement and Curbs  
on Osler Street from 70th Avenue  
to lane North, and Curbs and Gutters  
on Osler Street from lane North of  
70th Avenue to 67th Avenue.

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue (hereinafter called "the said project") as a local improvement, to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on March 12, 1970, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

- "a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:
- i) so that they pay a rate according to their zoning but with a residential level of flankage relief;
  - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
  - iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.
- 
- b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS Lot 4 of 35, Block B, District Lots 319, 324 and part of 323, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law and has constructed thereon a single family dwelling;

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

Cont'd...

MOTIONS (Cont'd)

Construction of Pavement and Curbs  
on Osler Street from 70th Avenue  
to lane North, and Curbs and Gutters  
on Osler Street from lane North of  
70th Avenue to 67th Avenue (Cont'd)

AND WHEREAS the special annual assessment to be  
imposed on the said lot is \$148.45 for a period of fifteen years;

AND WHEREAS the special annual assessment that would  
be imposed on the said lot if it were specially assessed on  
twenty-five percent (25%) of its flankage at the rate established  
in the Local Improvement Procedure By-law for property zoned  
RM-3 (Multiple Dwelling District) is \$49.48 for a period of fifteen  
years;

AND WHEREAS the Assessment Commissioner is satisfied  
that the said lot is eligible under the provisions of the said  
resolution of Council of October 5, 1971, for the relief here-  
inafter granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons  
Council, by not less than two-thirds of all of its members hereby  
deems and declares that the said lot would be inequitably and  
unjustly affected by a special assessment of \$148.45 for the said  
project and that such assessment be reduced to \$49.48 for the  
year 1976 only, and the Collector of Taxes is hereby directed to  
enter on the tax roll against the said lot the amount of the  
reduced special assessment for the said year. The difference in  
the said amounts shall be provided out of the general funds of  
the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

7. Construction of Pavement on  
lane South of Broadway from  
Birch Street to Oak Street.

MOVED by Ald. Sweeney  
SECONDED by Ald. Bird

THAT WHEREAS the construction of pavement twenty (20)  
feet wide on the lane south of Broadway from Birch Street to  
Oak Street (hereinafter called "the said project") was  
recommended by the Board of Administration on September 15,  
1972, and approved by Council on September 19, 1972, as a  
local improvement to be paid in part by special assessment  
upon the real property to be benefited thereby;

AND WHEREAS Lot 12 West 42 feet, Block 353, District  
Lot 526, Group One, New Westminster District (hereinafter  
called "the said lot") abuts the said project;

AND WHEREAS the said lot, forty-two (42) feet in  
width, on which is constructed a single family dwelling, is  
zoned RM-3 (Multiple Dwelling District) under Zoning and  
Development By-law No. 3575;

AND WHEREAS by reason of the size of the said lot  
and the multiple dwellings constructed on real property  
abutting the said lot, the said lot cannot be developed  
beyond a residential use, notwithstanding that the said lot  
is zoned RM-3 (Multiple Dwelling District);

MOTIONS (Cont'd)

Construction of Pavement on  
lane South of Broadway from  
Birch Street to Oak Street (Cont'd)

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is \$51.34;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is \$5.90;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, and that the special annual assessment be reduced for the year 1976 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of \$5.90. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1976 only. The difference in the said amounts shall be provided out of the general funds on the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

8. Construction of Street Lighting  
S.E. Marine Drive from Elliott  
Street to Hartley Street.

MOVED by Ald. Sweeney  
SECONDED by Ald. Bird

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Elliott Street to Hartley Street (hereinafter called "the said project") was recommended by the Board of Administration on August 16, 1968, and approved by Council on August 20, 1968, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on October 3, 1968, and was defeated;

MOTIONS (Cont'd)

Construction of Street Lighting  
S.E. Marine Drive from Elliott  
Street to Hartley Street (Cont'd)

AND WHEREAS on March 18, 1969, Council, by resolution passed by two-thirds of all its members, declared that it was necessary in the public interest to construct street lighting on the said portion of South East Marine Drive and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law, to the privately owned real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law, abutting the said project which is vacant or used for residential purposes, until an industrial development is approved or such real property is acquired by the City;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

<u>Description of Real Property</u>				<u>Annual Special Assessments for Industrial Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Blk.</u>	<u>D.L.</u>	
A	1	65 N.Pt.	258 & 329	\$109.90
Bal. 1	-	65 N.Pt.	258 & 329	46.97
-	-	66 W. 1/2 N.		
		of R of W	258 & 329	83.43
A	-	69	258 & 329	52.21
-	-	69 Ex. W. 1		
		Acre & Ex. R		
		of W & Ptn.		
		lying S.		
		thereof	258 & 329	63.06

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used of industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1976 as if it were used for residential purposes, that is to say:-

<u>Description of Real Property</u>				<u>Annual Special Assessments for Residential Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Blk.</u>	<u>D.L.</u>	
A	1	65 N.Pt.	258 & 329	\$ 51.29
Bal. 1	-	65 N.Pt.	258 & 329	21.92
-	-	66 W. 1/2 N.		
		of R of W	258 & 329	38.93
A	-	69	258 & 329	24.37
-	-	69 Ex. W. 1		
		Acre & Ex. R		
		of W & Ptn.		
		lying S.		
		thereof	258 & 329	29.43



MOTIONS (Cont'd)

Construction of Street Lighting  
S.E. Marine Drive from Elliott  
Street to Hartley Street (Cont'd)

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1976 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

9. Construction of Street Lighting  
S. E. Marine Drive from Duff  
Street to Elliott Street.

MOVED by Ald. Sweeney  
SECONDED by Ald. Bird

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court or Revision on September 12, 1966;

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development is approved or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Cont'd...

MOTIONS (Cont'd)

Construction of Street Lighting  
S.E. Marine Drive from Duff  
Street to Elliott Street (Cont'd)

<u>Description of Real Property</u>				<u>Annual Special Assessments for Industrial Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Blk.</u>	<u>D.L.</u>	
2	-	38	258 & 329	\$ 18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1976 as if it were used for residential purposes, that is to say:-

<u>Description of Real Property</u>				<u>Annual Special Assessments for Residential Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Blk.</u>	<u>D.L.</u>	
2	-	38	258 & 329	\$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1976 only. The difference in the special annual assessment that would have been imposed on the said real property if it were used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

MOTIONS (Cont'd)

10. B.C.Hydro - Bus Services & Fares

On May 4, 1976, Alderman Rankin submitted a Notice of Motion, which was seconded by Alderman Harcourt, on the matter of B.C. Hydro bus services and fares. Upon suggestion, and with the agreement of Council, the motion was amended by deleting the third paragraph in the preamble. It was, therefore,

MOVED by Ald. Rankin

SECONDED by Ald. Harcourt

THAT WHEREAS a reasonable formula of service and cost for the use of public transit has been adopted by British Columbia Hydro and Power Authority in the last few years, such that patronage has increased significantly, especially during rush-hour periods;

AND WHEREAS increases in bus fares and cuts in service will decrease the patronage of public transit and result in the increase in the use of private automobiles during the congested rush-hour period;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council request that British Columbia Hydro and Power Authority take no action to cut bus services or increase bus fares before meeting with the Vancouver Council and staff.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Harcourt, and recognized by the Chair:

MOVED by Ald. Harcourt

THAT WHEREAS the City of Vancouver has endorsed the Greater Vancouver Regional District's Livable Region Plan, which calls on Vancouver to de-emphasize downtown office growth in favour of establishing other regional town centres, namely in Burnaby, New Westminster, West Vancouver, Coquitlam, Surrey and Richmond;

AND WHEREAS Federal and Provincial Governments and agencies should help reinforce the formation of alternate town centres;

THEREFORE BE IT RESOLVED THAT:

1. The Federal Government be urged to stop development of the Georgia and Hamilton block and relocate Federal office facilities to the other regional town centres;
2. The Provincial Government and the Insurance Corporation of British Columbia Board of Directors reconfirm their commitment to relocating ICBC headquarters to the New Westminster town centre;
3. The Provincial Government and B.C. Hydro Board of Directors be requested to not construct any office space in downtown Vancouver, but construct, instead, any additional office requirements in the other regional town centres.

(Notice)

ENQUIRIES & OTHER MATTERS

'Going-Out-of-Business' Sales

Alderman Sweeney

referred to certain individuals setting themselves up as companies, conducting 'Going-out-of-Business' sales, and then dissolving the company after the sale so that guarantees and complaints cannot be made. The Mayor requested the Director of Legal Services look into the matter, and to see if the City's By-laws could prevent this practise.

Parking Tickets -  
Community Music School.

Alderman Cowie

referred to the number of parking tickets given out during the official opening of the Community Music School, which seemed unnecessary.

Temporary Experimental  
Building at Habitat Forum.

Alderman Harcourt

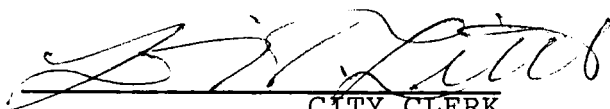
referred to an application by H.U.D.A.C. to construct a temporary experimental building at the Habitat Forum for the Conference, and were requested to post a \$2,000 bond by the City officials. The Alderman felt the bond was not necessary and the Mayor asked the City Manager to follow up the matter with the appropriate department.

The Council adjourned at 7.50 p.m.

The foregoing are Minutes of the Regular Council Meeting of May 11, 1976, adopted on May 18, 1976.



MAYOR



CITY CLERK

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Watermain Installation - 1976 Capital Budget

The City Engineer reports as follows:

"To upgrade an old watermain grid system south of 57th Avenue and East of Fraser Street and to maintain fire protection for the Walter Moberly School at Ross Street and 59th Avenue, the following main replacements are required.

WATER WORKS PROJECT 610

<u>Street</u>	<u>From</u>	<u>To</u>
58th Avenue	Prince Albert Street	Ross Street
59th Avenue	Prince Albert Street	Knight Street
Windsor Street	57th Avenue	59th Avenue
Ross Street	57th Avenue	59th Avenue

The estimated cost for this project is \$115,000.

70% of the proposed installations replace old and leaking 4-inch steel mains; the remaining installations replace 6-inch C.I. pipe of inadequate carrying capacity.

I RECOMMEND that Project 610 be approved and that the required funds of \$115,000 be appropriated for this work from the 1976 Water Works Capital Budget, Account 128/7905, 'Uncompleted Design - Unappropriated'."

The City Manager RECOMMENDS that the foregoing be approved.

2. Rank City Wall Properties Ltd. - Request to Maintain Decorative Lighting Standards on City Streets

The City Engineer reports as follows:

"The City has received a request from Christopher Ballyn, architect, on behalf of Rank City Wall Properties Ltd. to maintain four Royal Centre type decorative lights on the City sidewalk on the south side of Georgia Street east of Thurlow Street and on the east side of Thurlow Street, south of Georgia Street, abutting their new building at 1090 West Georgia Street. This lighting is supplemental to the existing street lighting and matches the decorative lights installed under agreement with the City on the north side of Georgia Street in front of the MacMillan Bloedel and the Royal Centre Buildings.

As has been the case with other developments, the developer is prepared to enter into an agreement covering the capital cost and ongoing operating costs of this decorative lighting.

The City Engineer recommends that permission be granted to Rank City Wall Properties Ltd. to maintain four decorative light standards, adjacent to their building on Georgia and Thurlow Streets, subject to the following conditions:

- (a) Rank City Wall Properties Ltd. enters into a standard encroachment agreement, amended to require the developer to pay the capital cost and annually, in advance, the ongoing operating costs of the lights as estimated by the City Engineer; also the cost of any alteration, relocation, replacement or removal of the lights deemed necessary by the City Engineer.
- (b) The Director of Legal Services and City Engineer be authorized to sign a satisfactory agreement on behalf of the City."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

Manager's Report, May 7, 1976 . . . . . (WORKS - 2)

3. Vancouver Centre Development - Request to Install  
Decorative Lighting

The City Engineer reports as follows:

"The City has received a request to install approximately eleven Granville Mall type decorative lights on the City sidewalk along Georgia Street from Granville St. to Seymour St. and south along Seymour St. abutting Vancouver Centre's property. This lighting will be supplemental to the existing street lighting on these streets.

As has been the case with other developments, the developer is prepared to enter into an agreement covering the capital cost and ongoing operating costs of this decorative lighting.

The City Engineer recommends that Vancouver Centre Development Limited be allowed to install approximately eleven Granville Mall type decorative light fixtures subject to the following conditions:

- a) Vancouver Centre enters into a standard encroachment agreement, amended to require Vancouver Centre to pay the capital cost and, annually in advance, the ongoing operating costs of the lights, as estimated by the City Engineer; also the cost of any alteration, relocation, replacement or removal of the lights deemed necessary by the City Engineer.
- b) The Director of Legal Services and City Engineer be authorized to sign a satisfactory agreement on behalf of the City."

The City Manager RECOMMENDS that the foregoing be approved.

4. Tenders for Street Lighting Contract No. 110

The City Engineer reports as follows:

"Tenders for the installation of street lighting on Contract No. 110 were opened April 20, 1976 and referred to the City Engineer for tabulation and report.

The following is a tabulation of the tenders received for the installation of street lighting on Contract No. 110:

C.H.E. Williams Co. Ltd.	\$155,953.22
Ricketts-Sewell Electric Ltd.	\$159,057.15

This is a unit price contract and the contractor will be paid for the work installed as measured on the street. Funds for the work are available in the 1975 Street Lighting Capital Budget.

The City Engineer RECOMMENDS that

- (a) the contract for the installation of street lighting on Contract No. 110 be awarded to C.H.E. Williams Co., Ltd. subject to the Company entering into an agreement with the City, satisfactory to the Director of Legal Services;
- (b) The Mayor and the City Clerk be authorized to sign the contract, and
- (c) the Bid Bond be returned to the unsuccessful tenderer."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 60

Manager's Report, May 7, 1976 . . . . .

(BUILDING - 1)

## BUILDING & PLANNING

### INFORMATION

#### 1. Size of Playing Field, Area 6, False Creek.

This report is in response to the following:

A letter from Mr. G. M. Morris, General Manager of Vancouver Board of Trade dated March 18, 1976 regarding the size of playing field, Area 6, False Creek - in which the Board of Trade recommended that the playing field now being built in Phase 1 of dimensions 170' by 350' be replaced with one with dimensions of 225' by 360' - on which the Development Consultant has been requested to report through the City Manager to Council. (See Appendix I).

A resolution of the joint committee of Vancouver City Council, School Board and Park Board, March 26, 1976 in which it was recommended "that planning Phase 2 in False Creek include sufficient space for at least one regulation sized Canadian football playing field (225' by 360')" - forwarded to the Development Consultant by the City Clerk under date of April 13, 1976.

The False Creek Project Manager reports as follows:

#### "Park Design Phase 1

Council on December 10, 1975 considered a report from the Development Consultant on the nature and character of the proposed public space development in Phase 1, made certain amendments to the report, and approved specific criteria including the following:

"that the public spaces be more passive than active and that there be no major buildings and no more major facilities".

This criteria was followed in the recommendations for the development of the public park areas which was endorsed by Council and by the Park Board in May, 1975.

#### Playfield Phase 1

The playfield in the public park area was designed for joint use by the school and by the general public and designed for all sports and games compatible with the passive park concept.

The playfield is 170' by 350'.

This size was selected by the Co-ordinating Architect and approved by the Development Consultant and the Park Board staff following a review of the official specifications for sizes of playing fields for the range of sports anticipated.

For each sport there is a range of sizes.

The size selected meets all the minimum specifications for size and some of the maximum specifications. It is very much larger than the size required by the school. The playfield is suitable for all soccer, football, rugby, grass hockey, softball and baseball at the recreational levels - the only exception being what the Park Department define as the "organized sport groups", that is the "professional" or "major" league sport groups.

Clause No. 1 Continued.

The largest size, that is 225' by 360' would attract the "organized sport groups", which we felt was not compatible with the passive concept of the park design.

More particularly we believe that the size (170' by 350') and the location of the playfield will result in the optimum use of ground space for the maximum number of people.

Construction is now well advanced on the park development, and although it would be possible at some expense to relocate and enlarge the playfield, this is not recommended.

School Lawn Play Area Phase 1

In addition to the playfield there is another play area on the north side of the school which is approximately 160' by 240' intended for joint use by the School and general public for the informal pick up sport activities rather than full team games.

This provides an additional area for sports.

Playfield Phase 2

We have noted the resolution of the joint committee of Vancouver City Council, School Board and Park Board requesting that the planning of Phase 2 include sufficient space for at least one playing field 225' by 360'.

This request has been passed on to the Design Team for Phase 2 whose proposals will be presented for consideration by Council in the third week in May, 1976.

It should be noted that the Design Team for Phase 2 has been requested to consider a predominantly residential scheme of 750 dwelling units plus 5 to 6 acres of neighbourhood park, as well as park and civic building options. It will take considerable ingenuity to fit a 1½ acre playfield into 5 or 6 acres of a neighbourhood park system. It would be easier to fit it into a park and civic building plan. However, we have asked the Design Team to consider the matter and will report their findings to Council in the third week in May."

The City Manager submits the above report for INFORMATION.



A-6

MANAGER'S REPORT, May 7, 1976 . . . . . (FIRE - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Parade in Central District - Chinatown

The City Engineer reports as follows:

"In a letter dated March 15, 1976, Dr. H.K. Chen, Chairman of the Chin Wing Chun Tong Society, requests a grant be made from Council to help defray the expenses of a parade to be held on Sunday, May 23, 1976 in Chinatown to celebrate their 50th Anniversary.

The parade, with 100 participants conducting a lion dance and setting off fireworks, will be approximately half a block in length; the routing of the parade is as follows.

The parade and celebrations commencing at 12:30 p.m. from 160 East Pender, will proceed east on Pender, south on Gore, west on Keefer, then reversing, east on Keefer, north on Gore, west on Pender to Carrall and return to the starting point, with celebrations terminating at 4:30 p.m.

Being on a Sunday, the parade has been approved by the Chief Constable and the Police Department will provide special attention for the event. Further, there will be little disruption to transit and some re-routing will be readily accommodated.

Temporary signing and barricading will be required for this parade as well as extra street cleaning. It is estimated that the cost of this work will be \$500.

Should Council decide in favour of Dr. Chen's request, it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the source of funding for this grant will be provided from contingency reserves."

The City Manager submits the above report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 61

FINANCE MATTERS

RECOMMENDATION

1.    Secretarial Staff - Law Department

The Administrative Analyst reports as follows:

"On March 23rd, 1976, Council approved the following recommendation of the City Manager:

" That the Administrative Analyst examine the secretarial staff in the Law Department to determine whether additional secretarial staff will be required and, that the City Manager be authorized to approve the same if so recommended."

Having examined the work distribution among the secretarial staff in the Law Department and, after discussion with the Director of Legal Services, the Administrative Analyst advises that a re-distribution of the workload, including that emanating from the new By-law Prosecutor, in conjunction with the use of an automatic typewriter, would preclude the need for additional secretarial staff.

The cost of this equipment is approximately \$15,000.

The Administrative Analyst RECOMMENDS that funds be provided for the purchase of an automatic typewriter for the Law Department.

The Comptroller of Budgets advises that if this report is approved, the source of funds will be Contingency Reserve."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Administrative Analyst:

2.    Investment Matters (Various Funds) March 1976

The Director of Finance reports as follows:

- (a) Security Transactions during the month of March 1976.  
(b) Summary of Securities held by the General and Capital Accounts.

(a)   SECURITY TRANSACTIONS DURING THE MONTH OF MARCH 1976

1.    GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
March						
1	Bank of Montreal	Mar 5/76	\$ 500,493.15	\$ 500,000.00	4	9.00
2	Mercantile Bank of Canada	Mar 4/76	2,001,013.70	2,000,000.00	2	9.25
5	Mercantile Bank of Canada	Mar 8/76	2,001,397.26	2,000,000.00	3	8.50
15	Bank of British Columbia	Mar 18/76	3,002,460.82	3,000,000.00	3	9.98
18	Toronto Dominion Bank	Mar 22/76	500,539.73	500,000.00	4	9.85
	Bank of British Columbia	Mar 25/76	500,958.90	500,000.00	7	10.00

Clause #2 continued:

24	Royal Bank of Canada	Mar 25/76	2,000,534.25	2,000,000.00	1	9.75
25	Bank of Nova Scotia	Mar 29/76	500,547.95	500,000.00	4	10.00
	Mercantile Bank of Canada	Mar 26/76	1,000,000.00	999,740.00	1	9.50
26	Provincial Bank of Canada	May 28/76	1,017,950.68	1,000,000.00	63	10.40
29	Toronto Dominion Bank	May 27/76	1,016,746.30	1,000,000.00	59	10.36
31	Bank of British Columbia	Jun 1/76	1,526,524.11	1,500,000.00	62	10.41
	Royal Bank of Canada	Aug 3/76	1,035,102.74	1,000,000.00	125	10.25
			<u>\$16,604,269.59</u>	<u>\$16,499,740.00</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
<u>Debentures</u>							
March							
25	City of Van. 10.00%	Dec 16/94	\$350,000.00	94.50	\$330,750.00	18/9	10.685
29	City of Van. 5.75%	Oct 15/77	4,000.00	94.75	3,790.00	1/6	9.460
			<u>\$354,000.00</u>		<u>\$334,540.00</u>		

3. CEMETARY CARE FUND (PURCHASES)

<u>Debentures</u>							
25	City of Van. 6.0%	Jun 15/80	\$ 1,000.00	88.00	\$ 880.00	4/3	9.500
	City of Van. 5.5%	Mar 1/79	1,000.00	90.00	900.00	2/11	9.500
	City of Van. 4.5%	Jan 15/77	12,000.00	92.00	11,960.00	-/10	9.400
			<u>\$14,000.00</u>		<u>\$13,740.00</u>		

4. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
<u>Debentures</u>							
March							
25	City of Van. 4.5%	Jan 15/78	\$14,000.00	92.00	\$12,880.00	1/10	9.40
	City of Van. 4.5%	Jan 15/79	14,000.00	92.00	12,880.00	2/10	9.40
			<u>\$28,000.00</u>		<u>\$25,760.00</u>		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT MARCH 31, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Bank Deposit		
Receipts & Government Notes	<u>\$60,546,784.44</u>	<u>\$58,835,487.50</u>

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

3. Police Communications Centre Staffing

The Chief Constable and City Engineer report as follows:

"The new Police Communications Centre went into operation on 21 March, 1976 using the existing 665-2211 emergency number. After 1 May, 1976, this Centre also received Fire and Ambulance calls on the 9-1-1 emergency number. This report describes the need for training of backup-relief operators and hiring of additional temporary help required during the start-up period.

TRAINING FOR BACKUP-RELIEF OPERATORS

Although a substantial improvement in response to calls from the public has occurred, maintaining this level of response through peak periods has been difficult because of a shortage of trained backup staff. These shortages occur because of holidays and sickness of regular staff and staff turnover.

Only four people are trained for backup to the regular Centre staff of forty-five civilian communications operators. Since this is shift work with high mental pressure, the demand for temporary backup staff for sickness relief often exceeds supply. With the holiday season approaching, the demand for temporary replacement operators will be more severe; ten temporary operators will be required for holiday relief.

Training is also required to provide coverage during staff turnovers. When a permanent employee leaves, a replacement cannot be hired until the position is vacated. The new operator is then unavailable for one week while undergoing training; this causes a reduction in the level of service to the public. In the old Communications Centre, these demands were met by drawing policemen from the Patrol Division. In the new Centre, however, special communications training is required and funding for this cost was not provided in the original estimates requested in October, 1974.

To prevent the staff shortages described above, a training program is required to train approximately 24 people per year to be available as a backup replacement pool of 9-1-1 telephone operators. This will require an increased cost of \$12,000 in the Police Department's operating budget.

EVALUATION OF PERMANENT STAFF REQUIREMENTS

When designing the Centre, staff levels were estimated on the call loads experienced with the old equipment. The call loads are now 15% higher and the permanent staff assigned to the Centre has a problem covering periods of peak work load. Staff reorganization and continual on-the-job training will reduce this problem but a detailed examination of the required staff levels is necessary. This examination will be carried out by Police Department staff over the next six months when the work load stabilizes and a further report will be made to Council.

During the 9-1-1 advertising campaign early this month, a significant number of calls may result from citizens testing the new emergency number. This has been the pattern in other major cities but no estimate can yet be given of the volume. It is expected that such an increase will continue throughout May, 1976.

A further increase in calls for emergency services will result from the Habitat conference which will bring approximately 15,000 - 20,000 visitors to Vancouver. Several of the Communications Centre staff have been assigned to Habitat to assist in the organization's emergency communications.

No allowance for this temporary increase was made in previous staff estimates. In order to deal with staffing to meet peak work loads and call volumes expected in the transition to 9-1-1 and the Habitat conference, authorization is requested for the hiring of ten temporary communications operators as required for a maximum of three months to provide an increase of two operators per shift in the Centre.



Clause #4 continued:

Purpose

The purpose of this report is to seek approval for the False Creek Capital Budget for 1976.

The total budgetted expenditures for 1976 amount to:

Phase 1	\$3,641,000.
Phase 2	\$ 35,000.

An additional budget for Phase 2 as detailed herein will be requested for 1976 if Council adopt an Area Development Plan. Note that Phase 2 figures are estimates, to be confirmed when the plan is developed and approved.

It is recommended that:

- (a) The 1976 False Creek Area 6 Capital Budget be approved as presented in this report i. e. Phase 1-\$3,641,000. Phase 2-\$35,000. The details of these appropriations are provided in Appendix A-E, which also includes the operating budget which is capitalized.
- (b) The source of funds for financing the 1976 False Creek Area 6 Capital Budget be the CMHC \$10,000,000. approved loan with the False Creek Interim Financing Reserve being used as a temporary source of funds if necessary."

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Project Manager be approved.

CONSIDERATION AND RECOMMENDATION

5. Tender No. 761 - Selection of General Contractor for Contract 761 - (Landscaping and Paving in Area 6 - False Creek)

The City Engineer reports as follows:

"RECEIPT OF BIDS

Tenders for this project were received on Monday, March 29, 1976, and were referred to the City Engineer for tabulation and report to the City Manager.

The bids were as follows:-

Jack Cewe Ltd.	\$1,495,639.11
Standard General Construction Limited	\$1,579,398.65
Columbia Bitulithic Limited	\$1,693,531.13
Imperial Paving Limited	\$1,742,985.50

The difference between high and low bidder is about 15% indicating competitive bidding, and the lower bids are within budget. The City is in a position to award the contract and proceed with the works.

NATURE OF WORK

Contract 761 is for the paving, landscaping and street lighting of the streets in Phase I, Area 6, and for some improvements to 6th Avenue. This work is based on designs produced by Thompson, Berwick, Pratt and Partners, the architectural firm commissioned to design Phase I and the construction budgets were established on T.B.P.'s preliminary designs. The bids are within the construction budget but, because of the nature of the design, the streets of Phase I will cost about three times the cost of an average Vancouver residential street. Maintenance will be similarly more expensive and the cost of future maintenance will be borne out of general revenues by the City-at-large.

Clause #5 continued:

PAVING MATERIAL

In an information report submitted to Council on March 19, 1976, prior to the tender closing date, the Engineering Department said it would include alternates in the paving contract in order that the City would have some choice regarding pavement surfacing without requiring re-tendering of the contract.

Quartzite stone is proposed for some of the pedestrian streets and plazas in Phase I and is very expensive. A comparison of the construction costs based on averages of the bid unit costs are as follows:

	<u>Cost per sq. yd.</u>	<u>Total Cost for 6,500 sq. yd.</u>
Quartzite Flagstone	\$49.58	\$322,270
Asphalt	\$ 4.92	\$ 31,980
Concrete	\$14.02	\$ 91,130

NOTE:

These comparisons are for the quartzite roadways only - about 4,500 sq. yd. of quartzite sidewalk is also included in the project.

The maintenance of quartzite is expected to be much more expensive than conventional pavements. For example, street cleaning is estimated to be at least twice as expensive, restoration of utility cuts about four times as expensive, not including the problem of stocking these additional materials and developing expertise in the skills required to repair them.

The matter of the initial capital cost of stone is dealt with further by the Development Consultant and Council has been made aware of this previously. The matter of the significantly higher maintenance costs is now being brought to Council's attention for CONSIDERATION in view of Federal and City anti-inflation programs.

The Development Consultant Comments:

*The streets are designed partly as pedestrian streets and plazas, both of which are an integral part of the public park system. This is one of the innovative and hopefully attractive features of the False Creek design.*

*The success of the Phase I concept depends upon a clear identification of the pedestrian streets and plazas as public places through a change of material and a change of surface in selected areas. The pedestrian streets are not average Vancouver residential streets.*

*There is a relatively small proportion of the street system which is identified as pedestrian streets and plazas with the special street treatment of quartzite flagstone.*

*The quartzite flagstone is restricted to those pedestrian streets and plazas which are designed for pedestrians with no vehicles permitted (except emergency).*

*The few pedestrian streets where vehicles will also travel are finished in concrete.*

*The quartzite flagstone is about the same cost as brick which has been used in local neighbourhood improvement programs such as Gastown and Kerrisdale.*

*The cost of the street system including the pedestrian streets and plazas is within the budget established in March, 1975 prior to design and equally important, the costs are recovered through the ground leases.*

*At the time of the design competition, the option was available of requiring the developer to build the streets with the costs recovered in the same way. However, we chose the option that the City would build the streets with recovery of costs.*

Manager's Report, May 7, 1976 . . . . . (FINANCE - 7)

Clause #5 continued:

*The sponsors, who are paying for the improvements through the ground lease, have the expectation of the pedestrian streets and plazas concept as an extension of the streets and public parks system.*

CONSTRUCTION DIFFICULTIES

The Engineering Department has been involved in all aspects of the civil work in the redevelopment of Area 6 including site preparation, roads and utilities construction (water, sewer, hydro, gas, telephone, etc.), and park construction, and we know of the construction difficulties peculiar to Area 6. While our work was in progress the two building contractors began their work and it became clear to everyone that Phase I would require a high degree of cooperation if the various time and cost targets were to be met.

The main difficulty is the shortage of space. The buildings are very close together and the adjoining streets are very narrow (about one-half the average residential street width) with no lanes or other means of access. The landscaping and paving of the streets in Area 6 will be very difficult for everyone because it will proceed while building construction is in progress, and it will compound the problems of access we are already experiencing. From a construction viewpoint, it is preferable to delay street paving until all buildings are complete, but for many reasons this delay is not in the City's best interests.

Since the building contractors and the paving contractor must work elbow-to-elbow, in competition for the same limited street space, it is absolutely essential that, from the outset, the various contractors cooperate in their work. The entire False Creek project will be in jeopardy if major disputes occur, since disputes and construction delays will undoubtedly result in higher housing costs and rents.

There will be disputes regarding damage to new works. It will be impossible to protect the street paving from damage, but, before work begins it must be clear that the paving contractor is responsible for any and all damage and he must take the necessary steps to protect the new works.

The paving contractor, however, must not protect his new paving by simply closing the street because the building contractors, in many cases, would be left with no access. The various contractors will seek compensation if they are delayed through no fault of their own and Contract 761 includes provision for such claims where costs rise due to time delays.

In addition, the Development Consultant is anxious to have many of these buildings occupied during the term of this contract. This will create further scheduling problems in maintaining access.

Since the City has a heavy involvement with both the paving and building contractors and the various housing developments, it is in the City's interest to minimize the conflicts. Contract 761 is written so that it is clear where the responsibilities lie and that extra costs, resulting from scheduling problems, must be allowed for in the bids. We did not want to encourage unusually high tenders and so we asked that the tenderers fully acquaint themselves with the project in order that cost-savings could be found.

CONSTRUCTION SCHEDULES

The simultaneous construction of the streets and the buildings can occur with minimum disruption if the work proceeds according to agreed upon schedules. The building contractors can phase their work so that they don't find themselves without access during critical construction periods, and the paving contractor can look for ways in which to keep his costs to a minimum knowing his work will be interrupted by the building contractors' activities. The required scheduling is done best by the building and the paving contractors themselves.

The scheduling and cooperation will cause the street work to be done in a less efficient manner than a 'normal' street and the costs will be higher. Therefore, it was important that the schedules be drawn up before tendering, in order that the paving contract tenderer be fully cognizant of the problem and extra costs he will encounter, and in order that he can adjust his unit prices accordingly.

Cont'd . . .



Manager's Report, May 7, 1976 . . . . . (FINANCE - 8)

Clause #5 continued:

Because of the benefits of having the contractors draw up the schedules, Contract 761 has no specifically stated time limits in which the work shall be done or on which liquidated damages may be assessed. Rather, Contract 761 states that the tenderer must supply the schedules, worked out with and agreed to by the building contractors and subject to the approval of the City Engineer. These schedules are included in the contract, defining the term of the contract and therefore the basis on which to assess liquidated damages.

Contract 761 specifically called for detailed, street-by-street schedules, acceptable to the building contractors, to accompany the tender and warned that failure to comply gave the City the right to reject a tender. The detail of the required schedules was clearly defined, as the following item indicates.

*'These schedules shall be completed in sufficient detail that the street works adjoining each lot can be isolated into commencement, substantial completion of each component and final completion. Any closure to traffic shall be shown and have the concurrence of the Building Contractors or an explanation thereof and these closures shall be minimized. A schedule showing, for example, grading of a large area - two weeks, will not be accepted.'*

(Special conditions - Item 4, Contract 761)

Importance of Schedules

- (a) Ensure tenderer has considered the unique problems of Contract 761 and has made due allowance in his bid.
- (b) Ensure tenderer has talked to the building contractors and is willing to cooperate with them.
- (c) Specify proposed time limits of work in order that the City can have the project finished when specified.
- (d) Make the contract valid.

SUMMARY OF CONTRACT 761

- 1. Contract 761 called for two, equally important submissions:
  - (i) Unit prices and total amount tendered.
  - (ii) Detailed construction schedules.
- 2. Twice the normal tendering time period was allowed.
- 3. The necessary cooperation will probably be reflected in higher construction costs. The bids must be carefully examined as to adequate scheduling.
- 4. It is in the City's interest to ensure that the various contractors co-operate.

JACK CEWE LIMITED

Jack Cewe Limited was the low bidder by \$83,759.11 but their tender was incomplete because they neglected to include satisfactory schedules. A letter was included in their tender, which they have called a schedule, but no dates are given, no construction time lengths are given for a major portion of the work, and little detail is given beyond what was supplied to them in the tender documents.

We are concerned about Jack Cewe Limited's tender not only because the schedules are missing, but because in their letter they say that it is impossible for them to provide a completely detailed schedule for the completion of this work.

Cont'd . . .

Clause #5 continued:

In addition, they make the following statements:-

*'Here it will be necessary that the builders can agree to give over these streets, at least in part, and in a logical sequence so that our work may proceed.'*

*'In view of the fact that the use of these streets is absolutely essential for the builder in order to continue his work, our schedule is dependent upon when he can give over these streets to us and whether or not the City of Vancouver will permit the builder back upon our finished work.'*

(NOTE: The underlining is ours)

The Engineering Department agrees that the Contractor must take over parts of the streets in a 'logical sequence' and that the schedule is dependent on the building contractors' activities. But Contract 761 asked that these schedules be determined before tender so that bids may be adjusted in anticipation of the difficulties and delays. Jack Cewe Limited is saying they will do this after they get the contract. At that time agreement will be difficult since, without a doubt, the scheduling will cause costs to rise.

Regarding the statement about the City permitting the builder back upon the finished work, there is no question that the builder must be allowed back since, in many cases this will be his only access. In addition, the street contractors' obligations, in this regard, were stated clearly in the documents.

*'The contractor shall note that the Building Contractors may require deliveries, and have no authority to drop these deliveries on the street, nor have any workmen permission to park vehicles on the street. Due to the extremely crowded conditions the contractor is expected to continue the spirit of cooperation which exists. However, the Contractor is responsible for maintaining his works in good repair and replacing damaged sections and should govern himself accordingly.'*

(Special Conditions - Item 8, Contract 761.)

The last sentence recognizes that there will be extra costs in maintaining or replacing completed works, but the City does not intend to arbitrate disputes as to how the damage occurred, and the City will only accept a first class job in good repair. The paving contractor is responsible. Apparently, these costs were not included in Jack Cewe Ltd.'s bid.

The work described in Contract 761 will be difficult, not so much because it is unusual and complicated, but because the site and working conditions will be so difficult. The importance of the schedules and their effect on cost cannot be overlooked. The Engineering Department is of the opinion that, while Jack Cewe Ltd.'s bid appears to offer the City an \$83,159 saving, it will likely cost the City and other concerned parties more in the long run because the lack of scheduling will cause problems and delays for which the contractors will charge and be paid extras.

RECOMMENDATION OF A CONTRACTOR

The LAW DEPARTMENT advises that Jack Cewe Limited did not meet the terms of the call for tender as no schedule was supplied with the tender, and therefore no term was given with which to enter into a contract. If this contract were of a size which could be awarded by a civic official, Jack Cewe Ltd.'s bid would be rejected on the basis that there is a fundamental omission in the tender.

The Development Consultant Notes:

IMPLICATIONS FOR FUTURE RESIDENTS

The Development Consultant has arranged for residents to move in as each of the 15 housing projects are completed, commencing in July and extending through the Fall to next Spring.

To delay occupancy would mean higher costs plus serious disruptions to transit planning, school start-up, etc, and personal disappointments.

Clause #5 continued:

*It is therefore essential that the paving contractor agree to the carefully worked out scheduling procedure described in Contract 761.*

*To give a Contractor the opportunity to delay the paving work until it suits him, rather than our future residents, would have serious consequences in the start-up to the new community.*

*The Development Consultant strongly supports the selection of a paving contractor who will meet the scheduling requirements laid down in Contract 761.*

In summary, the apparent low bidder failed to meet the tendering requirements specifically called for, whereas three other tenders succeeded. In addition, the absence of this schedule implies that he had not included in his tender the extra costs associated with working in cooperation with the building contractors and with the extra costs of maintaining the work as it is completed.

The ENGINEERING DEPARTMENT is concerned that the City treat all tenderers fairly and preserve its reputation with the construction industry. A selected contractor must have met the terms of the tender, without qualifications.

In our opinion there should be no opportunity for Jack Cewe Ltd. to submit the missing schedules after the closing time for receipt of tenders since provision of schedules after tenders have been opened and all other bids are known constitutes improper and unfair tendering practice and is contrary to City Policy.

CONSIDERATION OF PAVING MATERIAL

The selection of paving material is referred to Council for its consideration.

SOURCE OF FUNDS

The DIRECTOR OF FINANCE advises that funds for these works are included in the 1975-1976 False Creek Capital Budget. The 1976 False Creek Capital Budget is being submitted to Council and approval of this report is subject to approval of necessary streets funding within the 1976 False Creek Capital Budget.

The City Engineer RECOMMENDS:

- A. A unit price contract for the landscaping and paving of Area 6, False Creek (Contract #761) be awarded to Standard General Construction Limited in the amount of \$1,579,398.65, (or the appropriate figure depending on selection of paving material).
- B. A contract satisfactory to the Director of Legal Services be entered into.
- C. The City Treasurer return the Bid Bonds of the unsuccessful tenders."

The City Manager submits the matter of the significantly higher maintenance costs of quartzite flagstone paving for the CONSIDERATION of Council and RECOMMENDS that the above recommendations of the City Engineer be approved, subject to Council's approval of the 1976 False Creek Capital Budget.

Cont'd . . .

CONSIDERATION

6. Park Board 1976 Revenue Budget, Report to Council  
of the New and Non-Recurring Items

The Director of Finance reports as follows:

"Enclosed are listings of the items comprising the Parks Board 1976 budgeted new and non-recurring requirements for Income Operations in the amount of \$250,000, and for other than Income Operations in the amount of \$450,000, submitted by the Parks Board under cover of their letter dated April 27, 1976, in accordance with Council's resolution of April 13, 1976 when approving the 1976 Revenue Budget, which reads as follows:

"That the Parks Board submit to Council a detailed list of items it proposes to be funded from within the projected \$450,000 N.N.R. budget."

It will be noted that the last item on Page 7 of the enclosed communication is entitled "unallocated" and is funded at \$29,200. It is explained by the Parks Board that this amount has been held unallocated for contingency purposes, pending the firm pricing of the other items, after which any remaining balance will be allocated for other known needs, as yet unfunded.

This report is submitted for the CONSIDERATION of City Council as requested."

The City Manager submits the report of the Director of Finance for Council's CONSIDERATION.

INFORMATION

7. Broadway Pentecostal Benevolent Association and Kiwanis  
Senior Citizens Housing Projects - Provincial Elderly  
Citizens Housing Aid Act Grants

The following report has been received from the Director of Finance.

"Council, when considering the question of grants in lieu of taxes for various religious and charitable organizations, questioned why the Broadway Pentecostal Benevolent Association had not received funding of any kind from the Provincial Government under the Elderly Citizens Housing Aid Act, and also questioned the same for the Kiwanis Senior Citizens Housing Project on Marine Drive.

The Broadway Pentecostal group did not receive, nor did they apply for Provincial funding under the Elderly Citizens Housing Aid Act, but rather received a 95% loan (under Section 15 of the National Housing Act) from Central Mortgage and Housing Corporation. The reason for not requesting Provincial funding, as we have ascertained from the Executive Director of the Society, is that the Association carried out a housing survey in 1973 and discovered that many of the applicants requiring housing were above Mincome. However, at the time, Provincial requirements for the ECHAA 1/3rd Grant required that occupants income not exceed 115% of Mincome. Since the Broadway Pentecostal group wished to house those prospective tenants in the grey area above Mincome, they did not apply for Provincial funding.

With respect to the Kiwanis Senior Citizens Housing Project on Marine Drive, our Tax Office has been advised that they have applied for the 1/3rd Grant and as far as we know have received approval of the Grant."

The City Manager submits the above report of the Director of Finance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 57-8 & 61

PERSONNEL MATTERS

CONSIDERATION

1. Leave of Absence With Pay - V. Warren,  
Department of Permits & Licenses

The Director of Personnel Services reports as follows:

"Mr. V. Warren, City Poundkeeper, is the manager of Canada's Olympic Field Hockey Team. A letter has been received from the Canadian Field Hockey Association requesting extra leave for Mr. Warren to ensure his availability during the coming Olympic Games in Montreal.

Over the past two years Mr. Warren has used all of his annual vacation to participate as team manager in preparation for the 1976 Olympics, in 1974 attending two international competitions, one in New Zealand and the other in Argentina and in 1975 attending the Pan American Games.

Mr. Warren's 1976 vacation entitlement has been committed to a pre-Olympic European tour, and to pre-Olympic training in Montreal, and he will be short thirteen working days during the period (July 14 to July 30) necessary to fulfill his commitment as team manager during the Olympic games. Due to the time commitment necessary to fulfill the function of team manager, Mr. Warren will relinquish his position of Team Manager at the conclusion of the 1976 Olympic Games.

While there are no provisions in the Personnel Regulations to cover leave of absence with pay while participating or managing an athletic event, Council has in the past granted leave of absence with pay to City employees involved in Olympic and International competition. Examples of those occasions follow:

October 1970	- World Handball Championship in Dublin, leave with pay for seven working shifts, Fireman R. Willson.	-approved
January 1971	- Pan American Games, two weeks, leave with pay, Neil Ellett, Assessment Division.	-approved
July 1971	- B.C. Centennial 71 Voyageur Canoe Pageant, leave with pay, August 5 - 13, R. Jackson, Permits & Licenses Department.	-approved
June 1972	- 1972 Olympic Games, Munich, Germany, leave with pay, August 15 - September 12, Lieut. B. Lowes.	-approved
July 1972	- World Cup Trials (Soccer), leave with pay, August 23 - September 8, N. Ellett, Assessment.	-approved
May 1973	- 1973 World Fireball Championships, ten days leave with pay, J. Winsor, City Planning Department.	-approved
July 1973	- World Fireball Sailing Championships, Torbay, England, leave with pay, September 10 - 21, J. Winsor, City Planning Department.	-approved
April 1975	- Olympic Sailing Trials, leave with pay, June 7 - 18, J. Winsor, City Planning Department.	-approved

Manager's Report, May 7, 1976.....(PERSONNEL - 2)

Clause #1 (Cont'd)

In view of the foregoing City Council may wish to give favorable consideration to granting Mr. V. Warren, Permits & Licenses Department, thirteen days leave of absence with pay from July 14 to July 30, 1976, in order that he complete his commitment as manager of Canada's Olympic Field Hockey Team."

The City Manager submits the foregoing report of the Director of Personnel Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 62

MANAGER'S REPORT

May 5, 1976

TO: Vancouver City Council

SUBJECT: Civic United Nations Conference Program  
Handicraft Fair to be Held on the Concourse Level  
of the Canadian Pacific Railway Station at  
Cordova Street

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"The handicraft fair was first suggested in the Social Planning Department's recommendation to City Council dated February 10, 1975. This recommendation was approved by the special committee re the U.N. Conference which submitted this approval in the form of a recommendation dated February 24, 1975.

On March 11, 1975 City Council approved a budget which included an appropriation of \$5,000 for the handicraft fair.

However, at no point does it appear that the City was called upon to specifically resolve that an appropriate agreement be entered into for the use of the railway station premises with Canadian Pacific Limited. We are now in receipt of such a form of agreement.

It is therefore recommended that City Council approve the execution of an agreement between the City, Canadian Pacific Limited and Marathon Realty Company Limited relative to the City's use of the railway station during the Habitat Conference and including, inter alia, provision by the City for liability insurance for death, personal injury and property damage in an amount not less than \$1,000,000."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 62

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MANAGER'S REPORT

7 May, 1976

TO: Vancouver City Council

SUBJECT: Family Housing in Three Storey Apartments

CLASSIFICATION: CONSIDERATION.

The Board of Directors of the City of Vancouver Public Housing Corporation received a report from the Director of Housing dated April 7, 1976 on the status of the family housing proposal calls and directed that the matter be referred to City Council for their consideration and action.

**The Director of Planning reports as follows:**

"In October, 1975, C.M.H.C. indicated that some \$300 million might be available for family housing development across Canada. They also indicated that priority would be given to those developments which had received municipal approval and could commence construction prior to December 31, 1975. The Director of Housing reports that from discussions with C.M.H.C. he concluded that three storey apartment buildings could be an acceptable form for the purposes of family housing under the National Housing Act.

In October, 1975 a proposal call was made by the Director of Housing requesting proposals for dwelling units for families. The advertisement is attached as Appendix I.

Seven proposals were received containing approximately 209 units at a cost of \$8.7 million. A description of each proposal is contained in Appendix II.

The Director of Housing then made application to C.M.H.C. for capital funding and to the Province of British Columbia for the appropriate sharing of the required continuing operating subsidy. No formal commitments to operating subsidies have been received from the Province.

On October 27th and 28th the Director of Housing sent memos to the Director of Planning with a request for comments on the 7 proposals. The memos included a preliminary sketch drawing for the proposal at Glen Drive and 8th Avenue, and a coloured photograph of the type of building being produced, noting that all seven proposals were similar.

Planning Department staff analysed the sites and noted that the sketch proposals appeared to conform with zoning regulations for RM-3 district schedules. At this point a Development Permit Application could have been made as an outright use. However, the Planning Department drew particular attention to the unsuitability of the proposed accommodation for families with young children.

The Planning Department responded on November 5, 1975 noting the following points:

- '(a) All sites appear to be suitable for the physical form of development proposed.
- (b) We would recommend restricting apartment heights to three storeys in accordance with buildings in existing neighbourhoods.
- (c) For your information, several proposed sites, particularly sites "c" and "d" in the Grandview-Woodland area, are located in areas in which existing residents have already been asked to accept family projects. Residents are concerned at the number of "assisted" persons residing in their area and will no doubt express considerable opposition to additional projects.



-2-

- (f) I would anticipate that proposal plans reflect designs normally used for condominium projects. Realizing that condo's tend to be adult oriented and your proposals are to accommodate a high number of families with children, I would recommend that careful consideration be given to design features which will provide for family living. With the possible exception of the site on 8th Avenue at Glen, which is adjacent to a park, other sites will require a design to provide play areas for children.'

The Director of Housing interpreted the Planning Department's comments as acceptance in principle of the form of housing and formal application for funding approval was made to C.M.H.C.

Several communications and meetings then occurred involving staff from C.M.H.C., the Social Planning Department and the Planning Department. Alarm was expressed that not enough attention had been paid to making sure the three storey apartment designs would have regard to the demands from a **sizable** population of children living in the accommodation.

C.M.H.C. indicated that the designs as submitted did not meet their normal criteria for family housing funding. The Urban Design Panel discussed the sites on January 8, 1976. The Urban Design Panel commented that "although each of the proposals would probably meet by-law requirements and are no better or worse than the accepted standard three storey apartment, the Panel feels that they fail as good family housing proposals and as such should not be purchased by the City for this purpose."

Following considerable discussion on criteria for family housing C.M.H.C. Branch Office agreed that they would commit funds for this form of housing in existing RM-3 areas if the City Planning and Social Planning Departments would first approve the applications that were made and provided the Provincial Government was prepared to agree to Section 44 operating subsidies on all units.

The Director of Planning, as well as having responsibilities within the Zoning By-law, also has a responsibility to try to secure a viable environment for families with children, whatever their economic status. He must thus have regard to the design and the occupancy of such units when advising Council on initiatives they may wish to take in providing housing.

It is generally recognized that the proposed double loaded corridor form of housing is not the most ideal for family living. In fact, if all units were required to include a high percentage of children, the density of children in these blocks could result in very serious problems. On the other hand, if occupancy was controlled so that the proportion of children was at a level which could be handled in the development and attention paid to providing exterior access then this form of development would be more appropriate. C.M.H.C. will permit a mixture of users in a project provided that the majority of the units remain for families and that applicants for non family units are drawn from B.C. Housing Management waiting lists. Generally a mixture of users requires some special design treatment to separate the day to day activities of user groups.

The City of Vancouver and its Housing Corporation are responsible not only for the numbers of units to be provided, but also for the quality of developments and for ensuring the continuing management and occupancy of those developments are appropriate. In this respect therefore the Housing Corporation can proceed towards Development Permit Applications for these developments when they are satisfied with the form, occupancy, and management procedures.

-3-

The Director of Housing has inquired of C.M.H.C. about the acceptability of costs associated with revising proposals to meet the needs of families with children. A copy of C.M.H.C.'s response to this request is attached in Appendix III.

C.M.H.C. noted that they were only prepared to support units to a maximum of \$47,000. C.M.H.C. questioned whether land at the example proposal site could be valued at approximately \$750,000 an acre if it can be shown that at this price the land is not suitable for the redevelopment of marketable one bedroom condominium units nor acceptable to funding agencies for the development of high density family housing. Clearly the land is worth what the market will bear but it may well be that at \$750,000 per acre it is overpriced. If there was the opportunity for some savings in this land cost, this project could well be developed within our AHOP limits provided it was supported by our appraisal.'

It is concluded that if occupancy can be controlled to limit the number of children, if C.M.H.C. could agree with those limitations and continue to fund the projects, if land prices could be renegotiated, and if the economics seem reasonable on that basis, then the proposal calls should be amended to reflect the new unit mix and maximum C.M.H.C. sizes and the Director of Housing prepare Development Permit Applications for the proposals."

The Director of Housing is not in agreement with this report as prepared by the Director of Planning and wishes to provide Council with clarification when the matter is discussed.

The City Manager submits the foregoing for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 62

PART REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

April 8, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, April 8, 1976 at approximately 12 noon.

PRESENT:

Alderman Volrich, Chairman  
Alderman Bowers  
Alderman Kennedy  
Alderman Marzari  
Alderman Sweeney

COMMITTEE CLERK:

G. Barden

RECOMMENDATION

1. Possibility of New Capital Program to  
be Presented to the Voters in 1976

The Committee had for consideration a joint report dated March 24, 1976 (copy circulated) from the City Manager and the Director of Finance recommending that Council not proceed with putting a Capital Program to the voters in 1976 but that the matter be reconsidered again in the Spring of 1977. The report outlines procedures and decision options should the Finance Committee and Council determine that a plan should be put to the voters in 1976.

The Park Board and Engineering Department reported that it is difficult to carry out long range planning when they have no idea what money will be available the following years.

There was a divergence of opinions amongst the Committee, however, following discussion it was

RECOMMENDED

THAT there be no Capital Plan submitted to the electors in 1976, and the matter be reconsidered in the Spring of 1977.

The Committee agreed to the Engineering Department request that this portion of the Finance Committee report be presented to Council on May 4, 1976, so that the City Engineer would have an opportunity of submitting a report to Council on this matter at the same time.

2. Computerization - Election Results

The Committee considered the following memorandum from the City Clerk dated March 22, 1976:

" The Council on September 16, 1975 authorised that the election returns for the 1976 General Elections be tabulated by the computer system. At that time it was anticipated that the additional costs to do so would be approximately \$1500. However, it has since been

Cont'd . . .

Standing Committee of Council . . . . . 2  
on Finance and Administration  
April 8, 1976

Clause #2 continued:

ascertained, because of the need for back-up systems in the case of computer failure, that the basic operating costs would be in the neighbourhood of \$9,500, and that programming development costs of the Data Processing Department would be in the region of \$15,500, making a total additional cost of approximately \$25,000.

In view of this cost, I cannot justify recommending the election results be put on computer on Election Night and therefore recommend to Council that no further action be taken at this time. "

Following discussion it was

RECOMMENDED

THAT no further action be taken on this matter at this time.

The meeting adjourned at approximately 3:30 p.m.  
\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 58 & 62-3

May 7, 1976

TO: City Manager for Council

SUBJECT: PAY-AS-YOU-GO vs. FIVE-YEAR CAPITAL PLANS

CLASSIFICATION: CONSIDERATION and RECOMMENDATION

The City Engineer reports as follows:-

"Coming before Council is a recommendation of the Standing Committee on Finance and Administration with respect to the possibility of a Capital Plebiscite in the fall of this year. The purpose of our report is to bring to Council's attention certain aspects of the pay-as-you-go system as it affects Engineering programs.

Pay-as-you-go Capital financing:

1. Cannot meet the essential needs of the City;
2. Does not permit proper and economical planning and scheduling of work, or efficient use of staff and plant;
3. Cannot absorb major fluctuations in spending or in available funds.

#### 1. SIZE OF PROGRAMS

The programs which we submitted for the 1976-80 Capital Plan were frugal. By the time of the 1974 vote, they had been reduced by nearly half and were skimpy - perhaps necessarily so in the balance of needs with ability-to-pay, but still skimpy. They were reduced by a further 10% for the 1975 vote and have suffered a further 16% cut in the 1976 pay-as-you go program. We are now at 39% of what we, in all honesty, submitted as frugal programs.

Consider the Local Improvement petitions, for example. Even by reducing and deferring other types of work such as the Burlington Northern Bridges and other street works, we will not be able to honour all of the petitions submitted - some must be held over. There is no reason to expect a more generous pay-as-you-go program next year, so we must expect to build up an increasing backlog of petitions and an increasing body of unhappy petitioners.

Consider the local streets in the West End. Their riding quality is poor. Their appearance is worse than poor. More important, a severe winter could be disastrous, with some of these streets literally impassible in the spring break-up and a major repair expense. Yet the 1976 pay-as-you-go capital will pave only three blocks - a rate of progress which would have the West End waiting until the year 2000 or later for completion of adequate roadways. These works just can't wait that long. Rather than cutting back, we should be undertaking a real program to make these streets adequate for the intense property development which they must serve.

The same is true, in scarcely less degree, of many streets serving properties throughout the city.

A further consideration, especially with respect to sidewalks, is the trend to an increased liability of Municipalities for maintenance of their works. In many cases, the only economic maintenance is a capital replacement. Until they are replaced, increasing amounts will be spent on damage claims, and on maintenance - and still leave us with an old walk which should be replaced. Claims are increasing in recent years. Money spent on these is wasted and, in addition, unnecessary injury results to the public. In 2 or 3 years we can spend more on maintenance than it would have cost to replace a sidewalk which could last 40 years. And this wasteful situation is worsening -- an attached bar-chart, 'A', shows that we are falling further and further behind in the condition of the sidewalks.

106

The argument is advanced that borrowing involves interest, and interest rates are high at this time. Pay-as-you-go financing would avoid interest, thereby making interest funds available for improvements. However, there is a transition period of several years when substantial interest from previous plans must continue to be paid. During this period there would have to be severe restrictions to an already over-restricted program. Further, the additional and wasted maintenance, as well as rising claims and also inflating costs under the pay-as-you-go system could prove to be more expensive than the interest, even at present high rates.

Analyses have been made to show that eventually, the pay-as-you-go system could provide funds out of the revenue budget equivalent to capital funds formerly provided under the Five-Year Plans. While this could be so, we find it extremely doubtful that it would be so, particularly during the transition period, but even after that. The revenue budget is subject to extreme pressures every year, and decisions tend to be made on a short-term basis. The previous record for the last 15 years shows that when cuts are necessary (which is almost always) these tend to be made from the physical improvement programs because these can always be put off for one more year. The result has been a continuing decline in the condition of our sidewalks, curbs and pavements. This is illustrated by the attached Chart 'A'. In addition, Graph 'B' shows that Public Works have consistently been getting a lessening share of the tax dollar compared to other City functions - this in the face of increasing defects.

This year's record is a good example. In 1976, there is an anti-inflation move in this country and a decision was made that the revenue budget should be kept at 10%. Under the conditions wherein capital replacement works were reduced to 39% of those requested, one would expect additional funds for maintenance, because more maintenance is needed when you have inadequate rebuilding. Instead, our maintenance revenue budget will not even, in some areas, cover inflation, and in effect has been reduced below previous years. If this sort of provision of funds for physical works occurs in the first year of our pay-as-you-go system, future years are likely to be worse. In summary, we feel that an adequate renewal of our physical plant not only cannot be financed directly from the revenue budget because this is incapable of sustaining an acceptable level economically, but also that even if it were possible to provide sufficient funds from the revenue budget each year it is almost certain that it would be politically unachievable.

## 2. WORK PLANNING AND SCHEDULING

Consider again the local improvement petitions. It is already noted that the limited funds will not permit us to honour all the petitions and yet we are concerned that the reduced program will not be completed because we have lost the early part of the year. Normally, the first group of petitions would be taken before a Court of Revision in the fall and work would commence as soon as weather permitted in the new year. Even though the Director of Finance and Standing Committee recognized the problem and the 1976 pay-as-you-go program was approved by Council in mid-January, the Court of Revision will not be until May 13th. We will do all we can to complete the program but with such a late start, any bad weather will prevent us from completing the works.

Looking ahead to 1977, we wonder what the policy on capital programs will be. Some changes in Council membership are already announced. There is an election this fall. We wonder if we can hope for a decision in January again. Perhaps the new Council will not wish to allocate funds to capital until it knows about Provincial revenue-sharing and about wage settlements, and until it has considered the operating budget, and the other needs, and the mill rate. The prospect of a pay-as-you-go capital program which is not determined until May or later is frightening.

A second point in this area is the matter of efficient use of staff and plant. The Department has a stable and well balanced staff, both 'inside' and 'outside'. Effective use of this staff depends on our being able to plan our

work program well ahead. This means more than just a uniform budget - it requires a meshing of contract and City-force work, of simple and complex designs, of seasonal and all-year work. This is just impossible under a pay-as-you-go program which cannot be determined until part way into the year in which the money should be spent.

### 3. FLUCTUATIONS

Replacement of the Hastings Viaduct is essential. We feel sure the Council understands this and will find the money -- but at which cost to other programs? The total cost will be about \$2.5 million, of which \$1.5 or \$2 million will be spent in one year. Under pay-as-you-go, and thinking of 1976's total street basic capital of \$3.5 million, we foresee the paving and sidewalk program being drastically restricted that year to provide funds for the viaduct.

Fluctuations can also occur in the amount available for pay-as-you-go capital. Provincial policies can change suddenly. Special needs can arise in the operating budget. Under a Five-Year Plan, the impact of these on the capital programs is cushioned. Under pay-as-you-go, they must be met that year -- and experience suggests that they will be met by deferring needed capital works 'just one more year'.

The level of salaried staff, the size of the yards, plants, garages, shops and other central facilities, the truck and equipment fleets -- these things cannot be adjusted up and down on a short-term basis. The pay-as-you-go system cannot absorb fluctuations - it must balance them with fluctuations in the on-going capital programs -- and this will create inefficiencies in the use of staff and plant.

### CLOSING

We are not pressing specifically for a vote this fall. There are many factors besides our difficulties which will govern that decision. We are pressing for a return to Five-Year Capital Plans with borrowing authority. This would allow programs which at least approach the needs of the City, it would allow proper and efficient scheduling of capital works, and it could absorb major fluctuations without an adverse effect on other programs. The pay-as-you-go system cannot. Long-term capital plans supported by borrowing are the policy of many cities in North America. In our opinion, this is because no other efficient means exists to carry out the required works. Vancouver is no different.

There are some things people must finance through borrowing; almost all businesses are financed this way. If it were not for mortgages, almost no Canadian would own a home. Similarly, no city can provide adequate streets, walks, boulevards and lighting without Five Year Plan borrowing.

The term 'pay-as-you-go' has a nice ring, and 'debt' suggests improvidence. When speaking of hard capital works which will last thirty, forty or more years, we wonder if a better picture isn't created by referring to the two concepts as 'pay-as-you-build' and 'pay-as-you-use'.

We ask that Council consider the above points when it is dealing with the matter of capital plans and capital financing."

### DIRECTOR OF FINANCE'S COMMENT

"The City Engineer's concern over the ability to plan for proper and efficient scheduling of capital works on a pay-as-you-go basis appears to be valid in the short term. Other points included in the Engineer's report have not been reviewed in sufficient depth by the Finance Department to allow comment.

- Page 4 -

DIRECTOR OF FINANCE'S COMMENT (Continued)

The Board of Parks and Recreation has indicated a similar concern regarding future planning.

As a result of the foregoing, the Chairman of the Finance and Administration Committee has requested a report from the City Manager regarding pay-as-you-go as it relates to the above concern and other matters. It is anticipated that this report will be submitted to the Finance and Administration Committee in the latter part of May 1976."

CITY MANAGER

The City Manager submits the foregoing report of the City Engineer for CONSIDERATION and, noting that the Director of Finance will be reporting to the Finance and Administration Committee on this subject later this month, RECOMMENDS that the Engineer's report be RECONSIDERED by Council with that report of the Finance and Administration Committee."

FOR COUNCIL ACTION SEE PAGE(S) 58



REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON HOUSING & ENVIRONMENT

II

April 29, 1976

A meeting of the Standing Committee of Council on Housing & Environment was held on Thursday, April 29, 1976, at 1:30 P.M., in No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Rankin

ABSENT: Alderman Boyce

COMMITTEE CLERK: J. Thomas

The Minutes of the meeting of April 8, 1976 were adopted.

RECOMMENDATION

1. Fire By-Law: Upgrading of Hotels and Apartments

At its meeting on March 25, 1976, after hearing representations from owners and tenants groups protesting the upgrading of apartment buildings in compliance with the Fire By-Law, the Committee instructed the Fire Chief to report on:

- (1) a differential system between hotels and apartment buildings
- (2) the respective merits of smoke and heat detectors as opposed to enclosed stairwells and fire doors
- (3) investigation of a point grading system for buildings in consultation with representatives of rental owners and tenants groups.

In a Manager's Report, dated April 23, 1976 (circulated) considered by the Committee this day, the Fire Chief reported on the three issues. He advised in respect of item (1), the Fire By-Law was designed to correct the basic problem of open stairwells and unprotected corridors, preventing safe egress from buildings in the event of fire, which was a primary deficiency common in apartments and hotels. The National Building Code requirements governing means of egress for this class of residential buildings were essentially the same as those imposed by the City. The City of Winnipeg by-law dealt with apartments separately, included guidelines for the desired standard of fire safety and provided for a Building Commission comprised of technical people to deal with upgrading requirements. The Fire Chief advised, if the Committee wished to consider apartments separately from hotels, under the By-law, he would recommend the establishment of a Commission of qualified technical people, including a representative of the Fire Department.

With respect to item (2), the Fire Chief stated he did not recommend the use of smoke detection systems as a substitute for enclosed stairwells and fire rated corridors as proposed by the Rental Housing Council of B.C., as smoke detection systems did not control fire spread and they would not maintain the integrity of fire exit systems. Chief Konig referred to his correspondence with the Fire Chiefs of Edmonton, Winnipeg and Toronto (letters

Clause No. 1 Continued

circulated) and agreed with their conclusions that a smoke detection system was not an acceptable alternative to the basic requirement for enclosed stairs and fire resistive corridors.

Early warning detection was highly recommended as an ancillary requirement in all buildings but not as an acceptable substitute for enclosed stairways and fire resistive corridors to ensure a safe means of exiting from every building.

With respect to item (3), the Deputy Fire Chief and Chief Fire Prevention Officer met with the Rental Housing Council of B.C., representing apartment owners, on April 20, 1976 and the Downtown Eastside Residents Association and Tenants Council, representing tenants, on April 21, 1976. During the discussions, it was pointed out that a point system would not eliminate the primary problem of open stairwells and unprotected corridors and if this problem was not corrected, buildings would remain vulnerable to a fire spreading out of control throughout the building with multiple loss of life. While agreement had not been reached with the Rental Housing Council on this point, the tenants' representatives agreed that the primary hazard would still be present in these buildings if the by-law was not met.

Deputy Fire Chief Tuning discussed the report with the Committee and following discussion, it was

RECOMMENDED

THAT the present Fire By-Law be amended as follows:

- 1) to classify apartment buildings and hotels in separate categories;
- 2) to introduce a more flexible appeal system and establish a Commission comprised of technical staff and including the Fire Chief, as provided by the City of Winnipeg By-Law No. 1046/75.

The Committee took no action on items (2) and (3) contained in the Fire Chief's report, pending discussion by Council on May 11, 1976 and consideration of the report to be submitted by the Provincial Fire Marshal.

INFORMATION

2A. Appeal re Fire By-Law: Upgrading Hotels and Apartments - 1055 Harwood Street and 1246 Cardero Street

In a Manager's Report, dated April 15, 1976, the Fire Chief reported the owner/tenants of 1055 Harwood Street and 1246 Cardero Street had directed appeals to the Attorney-General and City Council protesting the upgrading of the apartment buildings on the grounds they were self-owned apartments occupied by owner-tenants and therefore should not be classified as hotels or apartments under the provisions of the Fire By-Law and also that the upgrading requirements created undue hardship.

The Fire Chief advised that 1246 Cardero Street was occupied mainly by elderly people, eleven over 80 years of age, and in view of this, it was even more important that a safe means of egress be provided in the case of fire.

The question of the application of the Fire By-Law had been discussed with the City Law Department and the opinion was that the by-law applied to the two premises. Appeal under Section 42B was not a general appeal section and was only intended

Clause No. 2A Continued

to prevent hotel owners from reducing the number of rooms to less than 20 rooms in order to circumvent compliance with the enclosed stairway requirements.

It was the official opinion therefore that the two premises must comply with the Fire By-law unless Council permitted them to reduce the number of occupied residential rooms to less than 20, which would not be feasible in these two cases. Following discussion, it was

RESOLVED

THAT the report of the Fire Chief contained in the Manager's Report, dated April 15, 1976, be received.

2B. Emergency Lighting Order: Fire By-law  
680 East 5th Avenue (McDonald House)

The Committee had for consideration a Manager's Report, dated April 15, 1976, in which the Fire Chief reported on an application by the McDonald House Strata Corporation for exemption from compliance with an Order to install emergency lighting at 680 East 5th Avenue. The Strata Corporation complained that the emergency lighting requirements were unfair because the building was fairly new, relatively small and well lighted and should have been equipped with emergency lighting when it was constructed in 1974.

The Fire Chief advised that the by-law Section 43A, requiring emergency lighting, came into effect on November 1, 1974 and if the by-law was applicable prior to the sale of the building, the new owners should seek legal advice with respect to their rights. The building was over 6,000 square feet in area and therefore, under the provisions of the by-law, emergency lighting was required in areas where there was no natural illumination. There was no provision for exemption under the City by-law or Provincial Fire Marshal Act.

Following discussion, it was

RESOLVED

THAT the Manager's Report, dated April 15, 1976, be received.

RECOMMENDATION

3. Procedure for Developing Senior Citizen's Housing  
Sites on City-Owned Lands

On March 23, 1976, Council instructed the Director of Planning to report to the Committee and recommend sites and development criteria for senior citizens' projects to be recommended for funding in 1977. The Committee had for consideration a Manager's Report, dated April 20, 1976 in which the Director of Planning reported as follows:

" To date the procedure for initiating non-profit senior citizens housing has been for groups to select land from the 'city land bank' and to undertake design, funding application and rezoning. Generally groups were eventually able to identify a site, reserve priority for funds and build, though the procedure might well take several years.

During the past year, it has become evident that the number of groups seeking land and funds has surpassed the resources available. Groups are tripping over each other when viewing sites. Furthermore, groups are finding waits for funds of a year or more common even after obtaining rezoning and development permits.

Clause No. 3 Continued

To further complicate the issue, recent moves toward 'fair share' allocations of senior's accommodation suggest that the mere availability of a site no longer is sufficient to insure funding. Sites located in areas already possessing seniors' units are being screened carefully by senior funding agencies to assure that funds are allocated to areas most in need.

As a result of these concerns, Council, on March 23, 1976, instructed the Director of Planning to recommend to the Housing Committee sites and development criteria for senior citizens projects to be recommended for funding in 1977.

In response, the Director of Planning has developed a procedure for site identification. Planning is underway. Meanwhile non profit housing societies and senior levels of government have requested information on the site identification procedure and responsibilities of civic staff. For the information of Council the following procedure for identifying future senior citizens' housing sites is recommended:

SENIOR CITIZENS HOUSING SITE IDENTIFICATION PROCEDURE

<u>ACTION</u>	<u>STAFF RESPONSIBLE</u>	<u>TIMING</u>
1. <u>Identification of potential senior citizens housing sites:</u> To include analysis of land available, topography, services (bus, shops, community facilities), number of seniors in area in relation to existing assisted accommodation.	Director of Planning (Housing Planner, City Lands Assist.) Supervisor of Property and Insurance	April
2. <u>Select sites for 1977 Development</u>	Director of Planning (Assoc. Dir. Area Planning, Housing Planner) Supervisor of Property and Insurance	April
3. <u>Assemble Site Data:</u>		
a) Assessment of dollar value of site	Supervisor of Property & Insurance	May
b) Summarize site and area planning considerations including foundation, height, service etc. characteristics	Director of Planning (City Lands Assistant)	May
4. <u>Develop Site Design Guidelines:</u>		
Through consultant services identify:		
a) potential number of units, height, building mass given area planning considerations, price and funding maximums available under National Housing Act Section 15.1.	Director of Planning (Consultant)	June
b) illustrate alternate development possibilities given a less costly site or variations to funding or design considerations.	Consultant	
c) Develop design guidelines which reflect the needs of seniors, community compatability and funding available.	Consultant	
Recommendation to Council for consideration of what dollar value the city should place upon a site and what type of scheme should be pursued.	Director of Planning and Supervisor of Property & Insurance	July
5. <u>Ratification</u> , in principle, of site selection and pre-commitment on funding by senior levels of government and the survey, consolidation and servicing of the site.	Director of Housing Supervisor of Property and Insurance	

Clause No. 3 Continued

6. Rezoning (where required).
- |  |  |                    |
|--|--|--------------------|
| a) Hold public information meetings within communities that will be affected by proposed projects to discuss development proposals | Director of Planning<br>(Assoc. Director<br>Area Planning) | July-<br>September |
| b) At Council's request proceed with rezoning applications.  | Director of Planning<br>(Zoning Planner)                   |                    |
7. Selection of Sponsors (assuming rezoning approved)
- |  |  |         |
|--|--|---------|
| a) identify procedure to select sponsors. The actual method of selection of groups must be clearly spelled out prior to a competition to avoid undue hard feelings.  | Director of Housing  | October |
| b) Preparation of proposal call documents to include site plan, community considerations, cost and design guidelines as approved by council under items 4 and 5 above.   | Director of Housing  |         |
| c) Distribution of proposal call documents to potential sponsors. Director of Housing to maintain a list of possible sponsors. Detailed site plans should not be required at this stage. Rather, to minimize costs to groups, groups should be required to indicate their interest in a site, past experience, and document the groups plans for the provision of housing. It may well be necessary to "run a lottery" to identify sponsors. | Director of Housing  |         |
| d) Preliminary Selection of sponsors along prearranged guidelines.   | Director of Planning<br>Director of Social Planning<br>Director of Housing |         |
| e) Final Selection of Sponsors   | Council  |         |
8. Site Development : Design proposals and funding applications to be undertaken by the sponsor in the normal manner.
- |  |         |              |
|--|---------|--------------|
|  | Sponsor | into<br>1977 |
|--|---------|--------------|
9. Site Disposition: to be carried out through the Property & Insurance Office in accordance with normal land procedures and policies.
- |  |                                       |  |
|--|---------------------------------------|--|
|  | Supervisor of<br>Property & Insurance |  |
|--|---------------------------------------|--|
10. Repeat Process for 1978 Sites
- |  |  |   |
|--|--|---|
|  |  | " |
|--|--|---|

The Housing Planner, Dr. A. McAfee, addressed the Committee and advised the Director of Planning recommended a consultant architect be engaged for the preparation of the criteria and guidelines for 1977 senior citizens housing sites upon which a proposal call may be instituted.

Following discussion, it was

RECOMMENDED

- A. THAT the procedure outlined in the above report for the selection and planning for development of senior citizens' housing sites be followed during 1976.
- B. THAT the Director of Planning and the Director of Housing report back to Council, prior to the identification of 1978 sites, with recommended modifications to the procedure based on experience gained during 1976.

Clause No. 3 Continued

- C. THAT the Director of Planning be authorized to engage a consultant architect for the preparation of criteria and guidelines for 1977 senior citizens housing sites upon which a proposal call may be instituted.
- D. THAT the Director of Planning be authorized to spend up to the sum of \$2,000.00 for the preparation of criteria and guidelines.
- E. THAT the costs for such services be charged to the Public Housing Fund with the intent that, upon disposal of the sites, these expenditures be reimbursed to the Public Housing Fund from the proceeds of disposal.

4. Disposition of City-Owned Lot in 600 Block East 6th (Lot C, Block 27, D.L. 200A) Coast Foundation Society

The Committee had for consideration a communication from Coast Foundation Society dated 15th April 1976 (circulated) referring to discussions that had taken place with the City Property and Insurance Department on the acquisition by the Society of the above lot and the problems arising from the fact the Society is a non-profit organization without access to large cash reserves and therefore cannot effectively take advantage of the City's bidding system. The Society asked for some direction from the Committee on an appropriate bidding procedure that would meet the situation and the City's needs.

Mr. G. Jordan, Acting Supervisor of Property & Insurance, advised the lot in question was zoned R.M.3 (apartment) and had been recommended for sale at market price by the Property Endowment Fund Board.

Following discussion, it was

RECOMMENDED

THAT the Supervisor of Property & Insurance be instructed to meet with representatives of Coast Foundation Society for discussions on financing procedures which would assist the Society in acquiring Lot C, Block 27, District Lot 200A, and report back to the Committee in approximately one month's time.

5. Extension of Deadline for Purchase of City-Owned Land for West End Multi-Purpose Service Centre: B'nai B'rith Foundation and Netherlands Association

The Committee considered a Manager's Report dated 5th April 1976 (circulated) in which the Director of Social Planning referred to the sale of city-owned land at the northwest corner of Bute and Haro Streets in the West End to the B'nai B'rith Foundation for a senior citizens multi-purpose service centre.

The Director of Social Planning advised that the offer authorized by Council on August 12, 1975 remained open for acceptance by the Foundation until February 29, 1976. However, while the B'nai B'rith Foundation and Netherlands Association, co-sponsors of the project, had made considerable progress, detailed architectural drawings and engineering specifications necessary for submitting a final development permit application had not been completed and an extension of the deadline for purchase was being sought.

Report to Council  
Standing Committee on Housing & Environment  
April 29, 1976

Page 7

Clause No. 5 Continued

Following discussion, it was

RECOMMENDED

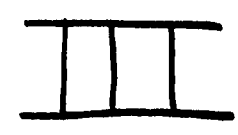
THAT the period of time open to the B'nai B'rith Foundation to accept the City's offer to sell Lots 23 to 26, Block 32, District Lot 185, be extended from February 29, 1976 to August 31, 1976 under the same terms and conditions as approved by Council on August 12, 1975.

The meeting adjourned at approximately 1:50 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 63

REPORT TO COUNCIL



STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

April 29, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, April 29, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman  
Alderman Bowers  
Alderman Kennedy  
Alderman Marzari  
Alderman Sweeney

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Theatre in the Park - Insurance Fund

Mr. Ron Kassell, President, reported that the Theatre in the Park is endeavouring to establish an insurance fund to cover cancellation of performances and subsequent loss of revenue during inclement weather. The Theatre in the Park (TIP) performances were held in the Malkin Bowl, an open-air theatre in Stanley Park, and a rainy season would be disastrous for TIP. Mr. Kassell stated that they would like the City to set aside an amount of \$3,000 each year, which they would match. Over a period of four or five years an insurance fund could be established with a limit of \$25,000.

The Committee questioned the principle of such a fund being established by the City and following further discussion it was

RECOMMENDED

THAT the Director of Social Planning and Director of Finance prepare a joint report to the Committee on the principle of such a fund being established and implementation.

2. 1976 Supplementary Capital Program

The Committee considered a Manager's report dated April 26, 1976 (copy circulated) in which the Director of Finance reported on the 1976 Supplementary Capital Program, summarized as follows:

"SUMMARY OF 1976 PROPOSED SUPPLEMENTARY CAPITAL PROGRAMME

Total Supplementary Capital Funds available		\$ 4,275,150
LESS: Funds required for		
1. Approved projects	\$ 3,011,500	
2. Continuation of previously approved projects	<u>1,111,017</u>	
		<u>4,122,517</u>
Balance of Funds available		\$ 152,633



Standing Committee of Council . . . . . 2  
on Finance and Administration  
April 29, 1976

Clause #2 continued:

Other projects requested by Departments and Boards	2,355,000
Cost of proposed projects in excess of available funds	\$ <u>2,202,367</u>

Also included in the report under Section 4 are items submitted by the Police Department and the Director of Permits and Licenses, for information, as "Projects Which are Presently in the Study Stage", totalling \$1,724,500.

Departments and Boards reported on their programs and priorities. The Park Board reported that their two highest priorities are the reconstruction design costs for Kitsilano Tidal Pool - \$75,000 and redevelopment and landscaping of Pioneer Place - \$65,000.

It was noted that unless a start is made on the reconstruction of the Kitsilano Tidal Pool this fall it will not be ready to open for the 1977 season. Costs as submitted by the Park Board are estimated to be \$1,425,000. The City Manager stated he had had discussions with the Medical Health Officer regarding the possibility of a further extension of the time limit on closure of the pool under the Swimming Pool Regulations of the Provincial Health Act. It was felt that the Provincial Government might grant a further extension in 1977 if it were shown that the City has allocated funds for reconstruction design costs. Funds could then be approved in the 1977 budget for the reconstruction.

The City Engineer reported that he gives a higher priority to the South End By-pass (Downtown Transportation Plan) - \$400,000 than the item Truck Transportation - Boundary Road By-pass at Marine Drive, and reconstruction of Railroad overpass at Boundary Road - Vanness - \$425,000 already approved by Council on February 10, 1976.

Following further discussion it was

RECOMMENDED

- (a) THAT the following Engineering Department items totalling \$425,000 be deleted from projects listed in Section 1 "New Projects Already Approved by City Council":

f) Engineering Department

Truck transportation in Vancouver as approved by City Council February 10, 1976

- |  |                  |           |
|--|------------------|-----------|
| (i) Construction of the Marine Drive - Boundary Road By-pass of the South Slopes | \$275,000        |           |
| (ii) Reconstruction of the Boundary Road - Vanness railroad overpass             | <u>\$150,000</u> | 425,000." |

- (b) THAT \$2,586,500 be allocated for projects detailed under Amended Section 1 "New Projects Already Approved by Council".

Standing Committee of Council . . . . . 3  
on Finance and Administration  
April 29, 1976

Clause #2 continued:

- (c) THAT \$1,111,017 be approved for projects detailed under Section 2 "Approved Projects Currently in Progress".
- (d) THAT \$400,000 be allocated for construction of the South End By-pass as detailed under Section 3b) of the Manager's report dated April 26, 1976.
- (e) THAT \$75,000 be allocated for reconstruction design costs for the Kitsilano Tidal Pool.
- (f) THAT \$65,000 be allocated for redevelopment and landscaping of Pioneer Place.
- (g) THAT the necessary financing of these projects be approved in accordance with the details included in the Manager's report dated April 26, 1976.
- (h) THAT Item d) of Section 3 "Costs Essential to the Opening of the Orpheum Theatre" \$50,000 be referred to the City Architect for review for inclusion in the Orpheum Restoration Program currently in progress.
- (i) THAT City Council make representation to the Provincial Government for an extension of the closure of the Kitsilano Tidal Pool.
- (j) THAT the items detailed under Section 4 "Projects Presently in the Study Stage" be received for information.

The meeting adjourned at approximately 3:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 64

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

**IV**

APRIL 29, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 29, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Marzari  
Alderman Sweeney

ABSENT: Alderman Boyce  
Alderman Volrich

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meetings of April 8 and 15, 1976 were adopted.

RECOMMENDATION

1. Information Centres - Grant Request

The Committee had before it for consideration a Manager's Report (copy circulated) dated April 15, 1976 in which the Director of Social Planning responded to the following resolution of the Community Services Committee of March 25, 1976:

"THAT the request of Information Services Joint Committee for an interim grant of \$46,180.00 be referred to the Director of Social Planning for an evaluation and report back to the Community Services Committee as soon as possible before 1st May 1976."

The \$46,180.00 requested was for an emergency grant for a pared down operation of the thirteen information centres in the City whose funding was terminated by the Department of Human Resources effective April 30, 1976.

In the Manager's Report, the Director of Social Planning pointed out the City had already funded information centres for three years and has a policy of not funding any agency for more than three years. He recommended that no grant be made to the information centres.

A representative of Social Planning Department told the Committee that in preparing the report, at no point was she able to obtain a commitment from any agency that they would contribute financially to information centres. She added the Minister of Human Resources has made a positive statement there will be no funding in 1976 from Human Resources for information centres.

During discussion the Committee noted that even if the City did provide funding for three months, there is no indication whatsoever of any other sources of funding for the future for information centres. The suggestion was made the City and/or Information Services Joint Committee should approach the Federal Government with a shared-funding proposal; it being noted that Information Canada is also being phased out of existence.

Clause No. 1 Continued

It was felt that a grant for one month would allow the information centres additional time to seek other sources of funding.

Following discussion, it was

RECOMMENDED

THAT Council grant \$15,393.00 for a one month continuation of the operation of the thirteen (13) information centres in the City.

2. Tax Buyers - By-Law to Regulate

The Committee had before it for consideration a Manager's Report (copy circulated) dated April 9, 1976 together with a draft By-law to regulate the operation of income tax buying companies. The regulation would be achieved by placing a limit on the per cent that may be charged by the companies in buying income tax returns.

Also before the Committee was a three-page brief (copy circulated) from the B.C. Discounters Association to which tax buying firms belong.

The Director of Legal Services, representatives of the B.C. Discounters Association, and Mr. Bruce Eriksen of D.E.R.A. appeared before the Committee on this matter.

During discussion it was suggested that a limit of 15% would be a reasonable maximum charge that tax buyers should charge their customers or, in cases of tax returns of less than \$100.00, a charge of \$15.00.

Representatives of the B.C. Discounters Association expressed concern over the concept of Council regulating the amount of profit a business is permitted to earn and added that a 15% profit would make it impossible for tax buying companies to continue operation.

There was also discussion on the matter of an individual's anticipated income tax return being less than the amount which is eventually received by the tax buying company and that the individual who sold his income tax return would never know of the higher amount of income tax return received by the company.

A suggestion was made that individuals dealing with tax buying companies should have the right to know if their tax return was in actuality higher than that which the individual had expected, and that in order to achieve this, such information should be filed with the City.

Following discussion, it was

RECOMMENDED

THAT the Director of Legal Services submit to Council a by-law amendment to set the maximum percentage of income tax a tax buying company may charge a customer at 15% of the tax return or a minimum of \$15.00;

FURTHER THAT each tax buying company operating in the City of Vancouver file with the Chief License Inspector by September 30 of each year a statement of all those income tax returns in which the actual return was greater than claimed for.

INFORMATION

3. The Health of Vancouver - Special Report

The Medical Health Officer, Dr. G. Bonham, with the assistance of slides, presented a verbal report to the Committee (written copies of which were later distributed - one of which is attached) in which he made several points leading to the conclusion that there are a number of significant deficiencies in the health of the populace of Vancouver.

The Committee was told Vancouver's fundamental health measurements do not compare favourably with other areas, and the following situations were mentioned:

- = Vancouver has an unusually high number of underweight babies born; that poor nutritional status of pregnant women is common.
- = Vancouver's children do not have good teeth; B.C. ranks twelfth behind Newfoundland and the Northwest Territories in oral hygiene.
- = Vancouver has the highest abortion rate in Canada; it has exceeded that of Japan and may attain that of Hungary where abortions exceed births.
- = Vancouver has an increasing fatal accident rate beyond the rate for British Columbia, Canada and the United States.
- = Vancouver has twice the death rate from cirrhosis of the liver, an indication of wide spread alcoholism.
- = Vancouver has the highest suicide rate in Canada and that venereal disease and hepatitis are also significantly high.

Dr. Bonham told the Committee the general picture of health in Vancouver City is poor and that recent announcements for two new hospitals will not improve the general health of Vancouver citizens.

Following a brief discussion of some of the points raised by Dr. Bonham, it was

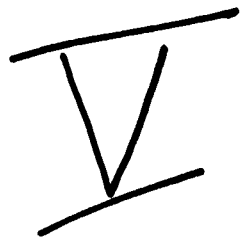
RESOLVED

THAT the Medical Health Officer be asked to report back to the Community Services Committee with any specific recommendations he wishes to make which may lead to an improvement in the general health of the citizens of Vancouver.

The meeting adjourned at approximately 5:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 64

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT



A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, April 29, 1976 at approximately 3.30 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Harcourt  
Alderman Kennedy

CLERK TO THE  
COMMITTEE: M. L. Cross

RECOMMENDATION

1. Cedar Cottage Proposed Rezoning in the Vicinity of the Victoria/Commercial Diversion.

The Committee considered a report of the City Manager dated April 14, 1976 forwarding a report of the Director of Planning dated April 9, 1976 (copies circulated). In his report, the Director of Planning reports on an examination of the existing commercial zoning in the Commercial/Victoria Diversion district of the Cedar Cottage Area, as instructed by Council on December 11, 1975. The examination also included the industrial zoning adjacent to the commercial zoning.

Mr. D. Sinclair, Cedar Cottage Area Planning, with the aid of maps indicated the areas to be rezoned and gave a brief explanation to the reasons why the various zonings were chosen.

The Committee

RECOMMENDED

THAT the Director of Planning be instructed to apply to rezone the commercial/industrial area of Cedar Cottage in the vicinity of the Victoria/Commercial Diversion to the proposed schedules as outlined in Appendices III and IV (contained in the Director of Planning's report dated April 9, 1976) and refer the application direct to Public Hearing following a report from the Vancouver City Planning Commission.

(Alderman Cowie wished to be recorded as opposed.)

INFORMATION

2. Development Proposal in the 1000 Block Robson Street.

The Committee considered an Information report of the City Manager dated April 21, 1976 in which the Director of Planning advised that a revised concept for the "Marketplace" proposal in the 1000 block Robson Street has been received. The report notes the following:

- "- the City lane is retained and will be the major access point for much of the parking to be provided in association with the concept;
- retail continuity is retained along Robson Street with the possibility of some second floor office space;
- residential use will be developed on that portion of the property which has frontage on Haro Street with some community facilities on the ground floor;
- the total density will be in accordance with the Downtown District By-law; i.e. with a commercial f.s.r. of 1.00 calculated over the total site area but located on the Robson Street frontage, and, a residential f.s.r. of 2.00 calculated over the total site and located on the Haro Street frontage;
- the 7'0" set back building line is to be maintained on Robson Street.

The drawings prepared to illustrate the revised concept are in sketch form at this stage. It is, however, anticipated that this new proposal can be processed by City departments and the Development Permit Board without referral back to City Council. "

Mr. D. Hickley, Assistant Director Central Area Division, advised that from the sketch drawings submitted there is no way of knowing whether short term parking is provided. The Committee felt that every possible way should be explored to require developers to provide short term parking in their developments.

RESOLVED

THAT the report of the City Manager dated April 21, 1976 be received for information.

RECOMMENDATION

3. Policy on Low Density Multiple Housing in RS-1 Areas.

The Committee considered a report of the City Manager dated April 22, 1976 (copy circulated) wherein the Director of Planning recommends that Council authorize him to study and report back on the feasibility of an overall policy designed to permit limited townhouse development in appropriate RS-1 areas.

Mr. D. Thomsett, Overall Planning Division, advised that alternatives to single family detached housing should be examined but further information should be obtained on the economic effects of allowing low density multiple housing developments in single family areas. A consultant would be retained, using funds already appropriated to the Planning Department, to provide information on the economic effects.

Clause No. 3 Continued.

After discussion, the Committee

RECOMMENDED

THAT Council instruct the Director of Planning to study and report back on the feasibility of an overall policy designed to permit limited townhouse development in appropriate RS-1 areas while maintaining neighbourhood stability; such report to include an analysis of the impact such a policy might have on RS-1 land values and hence on the likelihood of speculation and intensified development pressure.

(Alderman Bird wished to be recorded as opposed.)

4. Enclave 1 - Champlain Heights.

The Committee had before it a report of the City Manager dated April 26, 1976 submitting for Consideration recommendations of the Interim Project Manager, Director of Planning, and Acting Supervisor of Property & Insurance with respect to tendering for Enclave I Champlain Heights. (Copy circulated).

The report sets out the offers received from Daon Development Corporation, all of which were unacceptable, as well as the resolution of the Property Endowment Fund Board of April 9, 1976 indicating that the City should sub-divide Enclave 1 into single family and detached lots so that the lots could be sold at a maximum density of eight units per acre.

The officials do not recommend sub-division and sale of individual lots to individual builders.

After discussion, the Committee

RECOMMENDED

- A. THAT the offers of Daon Development Corporation not be accepted.
- B. THAT the site be placed on the market under the existing subdivision and advertised for sale under the present zoning and similar development guidelines. Proposals would be invited for either a strata title development or a fee simple subdivision. In the case of fee simple, a condition of sale would be prior approval of the plan and design by the Director of Planning.
- C. THAT the Acting Supervisor of Property & Insurance and the Interim Project Manager be instructed to engage in a more aggressive marketing program than has been used to date.



RECOMMENDATION

5. Chinatown Planning Programme.

The Committee considered a report of the City Manager dated April 14, 1976 in which the Director of Planning discusses the present status of the Chinatown Planning Programme and sets out the following major goals for detailed work items:

"Social/Cultural Facilities - The provision of major facilities for social, cultural and recreational activities for the local Chinese Community.

Housing - The development of a comprehensive housing policy to encourage the retention and improvement of existing facilities and to provide new housing for the area.

Development Control/Design Guidelines - To provide a framework for the preservation and enhancement of the unique heritage and character of the Chinatown Historic Area.

Physical Improvements - The development of a comprehensive plan for the improvement of the physical environment, in terms of streetscape quality, area identity and pedestrian amenities.

Traffic - The improvement of auto, truck, transit and pedestrian uses of the street system, in order to minimize conflicts and to give greater emphasis to pedestrian use of the area.

Parking - The development of a comprehensive parking program."

A copy of the report is circulated.

The Director of Planning also requests that officials report on the storage of wrecked vehicles in the Chinatown HA-1 area and that funds be provided for the City Engineer to proceed with a parking study for Chinatown.

RECOMMENDED

- A. THAT the detailed Chinatown area work program as outlined in the report of the City Manager dated April 14, 1976 be approved.
- B. THAT the City Engineer and the Supervisor of Property and Insurance be instructed to report back within 60 days on the present situation regarding storage of wrecked vehicles within the Chinatown HA-1 area.
- C. THAT the City Engineer be instructed to proceed with a parking study for Chinatown, and to report back within 6 months on the preliminary findings of this study, with a complete report by the end of the year.
- D. THAT funds in the amount of \$5000.00 be approved in order for the above parking study to be carried out, funds to be provided from 1976 Contingency Reserve.

The Meeting adjourned at approximately 5.10 p.m.

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

May 3, 1976

126  
VI

A meeting of the Standing Committee of Council on Planning and Development was held in the gymnasium of Lord Roberts Elementary School, 1100 Bidwell Street, on Monday, 3 May, 1976 at approximately 7.30 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Harcourt  
Alderman Kennedy

CLERK TO  
THE COMMITTEE: M. L. Cross

INFORMATION

1. Downtown Transportation Plan : Smithe-Nelson Couplet.

The Chairman advised that Council, on April 27, 1976 considered a report of the City Manager dated April 23, 1976 (copy circulated) and passed the following motion:

"THAT this report be deferred for consideration by Council in two weeks' time and, in the meantime, a public meeting be held in the West End under the direction of the Planning and Development Committee following which a further report be submitted to Council."

The purpose of the meeting is to have the City Engineer, Mr. W. Curtis, discuss and explain the proposed Smithe-Nelson Couplet, its connections to Nelson Street and its effect on the West End.

Mr. Curtis advised that the Smithe-Nelson Couplet was an integral part of the Downtown Transportation Plan which had been presented on several occasions to the Standing Committee on Planning and Development and approved by Council at a Public Hearing on September 30, 1975.

One of the major objectives of the Downtown Transportation Plan was to get traffic congestion out of the Core, prevent through traffic from going through the West End from the North Shore to the Downtown and prevent West End filtration.

The Smithe-Nelson Couplet will replace part of the capacity lost with the elimination of traffic on Robson Street at Howe Street. On an annual basis 250,000 more vehicles are going into the West End on Nelson Street. This would be reduced because it is proposed that Nelson east of Thurlow would become one-way east-bound rather than two way.

At the westbound termination point of the couplet at Thurlow and Haro special intersection control i.e. construction of a traffic island on the east side of the intersection, would prevent through traffic using Haro Street westbound. If West End residents wish to reach their destination using Nelson Street, they would use the Smithe-Haro diversion, left turn on to Thurlow Street and then right turn to Nelson Street.

Clause No. 1 Continued.

Reconstruction would occur on part of Nelson between Thurlow and Burrard Street but there would be no road widening adjacent to the existing trees.

It is also proposed to improve Alberni Street and make it an arterial street to take some traffic off Robson Street. It is anticipated the funds for this will be provided in the 1977 streets capital budget. The \$210,000 expenditure required to implement the Smithe-Nelson couplet has been provided in the 1976 streets basic capital funds with construction to take place this year.

Mr. Curtis also advised that a Federally funded project "Turn Down Traffic Volume" is being implemented whereby carpooling and staggered working hours are being suggested to large firms to decrease the number of cars coming into the City and to stagger the peak hours of traffic.

The Chairman opened the meeting to questions and or statements from the audience. The following are some of the concerns expressed:

- If you want to relieve traffic in the Downtown and the West End, work towards developing a rapid transit system.
- When is the area east of Denman going to be developed and the streets repaired.
- Residents don't want Nelson Street widened and are emphatic about the retention of the trees.
- Why did the City stop constructing the barricades in the West End.
- Do the vehicle trips quoted take into account what happens when the ferry operation goes into effect.

(Mr. Curtis advised that the ferry terminal was an integral part of the Downtown Transportation Plan.)

- There should be some provision for protecting school children crossing at Bute and Nelson.
- Is there going to be a tunnel close to Lord Roberts School.

(Mr. Curtis advised that no funds are available in this five year plan and won't be in the next five year plan.)

- When is the City going to prevent people from leaving their cars in the West End all day.

(Mr. Curtis advised that a report will be going to Council shortly on parking prohibitions in the West End.)

- The \$210,000 could be better spent on barricades.
- It seems strange to take traffic off a commercial street and divert it to a residential street.

Report to Council  
Standing Committee of Council  
on Planning and Development  
May 3, 1976

Page 3

Clause No. 1 Continued.

- Encourage citizen participation - if a member of the West End Community Council had not been at the Council meeting the report would have been considered without giving the citizens a hearing.
- The plan was to improve Downtown transportation, to protect and humanize the Waterfront and the Chinese Community and to protect Yaletown and Gastown -- all at the expense of the West End, the only area where people are living -- its the West End that needs humanizing.
- Why doesn't the City try the turn-down traffic scheme first before it spends the money to change the street system.

Mrs. H. Kristiansen of the West End Community Council stated that the public meeting was needed and that the residents of the West End now had a better understanding of what is going to be implemented.

The Chairman advised that the report of the Committee and the deferred report of the City Manager would be before Council at its meeting on May 11th. If anyone wanted a further opportunity to express their views to the full Council, they should contact the City Clerk's office by 2.00 p.m. Tuesday, May 4, 1976 and their names would be put before Council for approval as delegations on May 11, 1976.

RESOLVED

THAT the report reference of the City Engineer and the representations of members of the audience be received.

The Meeting adjourned at approximately 9.50 p.m.

Council should note that the attached report of the City Manager dated April 23, 1976, deferred at its meeting of April 27, 1976, wherein the City Engineer recommends implementation of the Smithe-Nelson couplet, still is to be considered.

FOR COUNCIL ACTION SEE PAGE(S) 65

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

# VII

MAY 6, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 6, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman  
 Alderman Boyce  
 Alderman Marzari  
 Alderman Sweeney

ABSENT: Alderman Volrich

COMMITTEE CLERK: H. Dickson

## RECOMMENDATION

### 1. Neighbourhood Pub Application - 3590 West 41st Avenue

The Committee had before it for consideration a memorandum, dated May 3, 1976, from the Director of Permits and Licenses on the application of Mr. Geoffrey P. Richmond to operate a neighbourhood pub at 3590 West 41st Avenue which read as follows:

" Enclosed is a copy of an application received from Mr. Geoffrey P. Richmond of 686 West 8th Avenue, Vancouver, B. C. Mr. Richmond has been interviewed and advised of the restrictions and limitations in operating a Neighbourhood Pub.

This location is a small commercially zoned area at 41st and Dunbar. Indications are that sufficient parking can be provided on the site and that the physical changes necessary to the building can be accomplished.

It will be seen from the attached Amenity Report that the surrounding area is almost entirely composed of single family dwellings. The Committee may also wish to consider the fact that there is one church complex and two schools in the vicinity. "

Accompanying the memorandum was the following Amenity Report prepared by the Department of Permits and Licenses on the neighbourhood:

"Our survey indicates that this location is almost entirely surrounded by single family dwelling with the exception of a small commercial strip on 41st Avenue and North on Dunbar for approximately two blocks. North East of the location is the Knox United Church complex and to the South East is Crofton House School and Kerrisdale School. There is no playground located in the immediate vicinity and the commercial area contains a super market and service station, as well as several smaller stores."

A copy of Mr. Richmond's application (copy circulated) and Lease Agreement accompanied the foregoing. A copy of the Lease Agreement is on file in the City Clerk's Office.

Appearing before the Committee on this matter were the applicant, Mr. Richmond, and an associate, a representative of the Director of Permits and Licenses, and the City Clerk.

Clause No. 1 Continued

During discussion, it was noted the terms of the applicants' lease with the owner of the property appear to contain an expiry date of June 30, 1976.

On being advised by the City Clerk that it would be unlikely the results of a plebiscite vote would be available before July 15-31, the applicants advised further lease extension arrangements can be made.

The Chairman of the Committee stressed several points to the applicants, including the following:

- = The maximum capacity of patrons, both seated and standing, at any given time must not exceed 100 persons;
- = The importance of ensuring the lease period was satisfactory to accommodate the time required to conduct the plebiscite;
- = The closing time for neighbourhood pubs is 11:00 P.M. and although some pub operators have requested an extension of operating hours, the Community Services Committee is on record as not favouring operation of neighbourhood pubs later than 11:00 P.M.;
- = As the Voters' List Section of the City Clerk's Office has committed its staff to work in preparation for the forthcoming civic election, a private firm will conduct the plebiscite vote for and under the supervision of the City Clerk; the firm will be working for the City, not for the applicants, although the applicants must pay the cost of the plebiscite.

The applicants inquired whether they have any say in a decision on which company will be hired by the City to conduct the vote and whether they are permitted to go to the office of that company, once it has been hired, to discuss the vote.

The Chairman of the Committee emphasized that the applicants should, in no way, do anything to interfere or influence the conduct of the vote by the private company; that any and all questions the applicants may have regarding the vote should be directed to the City Clerk.

Following discussion, it was

**RECOMMENDED**

THAT the Council instruct the City Clerk to conduct the required pub plebiscite on the application of Mr. G. Richmond for a neighbourhood pub at 3590 West 41st Avenue, on the usual basis for report of results to the Community Services Committee; all costs in connection therewith to be borne by the applicant.

FOR COUNCIL ACTION SEE PAGE(S) 66